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MINUTES OF SPECIAL MEETING

DATE: February 3rd, 1971, 7:30 P.M.

PLACE: Office of the Redevelopment Commission, 425 South Calhoun Street, Fort Wayne, Indiana

MEMBERS PRESENT:

M. G. Scott
W. F. Borgmann
Donald P. Eckrich

MEMBERS ABSENT:

D. H. Walker
Hana Stith

STAFF PRESENT:

H. T. Wolfe

OTHERS PRESENT:

John Clifton, Attorney
Sandy Thorn, Journal-Gazette

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana met in a special meeting at the office of the Redevelopment Commission, 425 South Clahoun Street, Fort Wayne, Indiana at 7:30 P.M., February 3, 1971, the place, hour and date duly established for the holding of such meetings.

The Vice-President called the meeting to order and on roll call, the following answered present:

M. G. Scott
W. F. Borgmann
Donald Eckrich

and the following were absent:

D. H. Walker
Hana Stith

The Vice-President declared a quorum present.

The Vice-President reported that this meeting was convened pursuant to a duly dated and signed Notice of Special Meeting which was mailed each member in due time and manner as required by law.

The Vice-President read the original of the "Notice and Certificate" set forth below and the same was ordered spread on the minutes as follows:

NOTICE OF SPECIAL MEETING

NOTICE OF SPECIAL MEETING TO THE MEMBERS OF THE FORT WAYNE REDEVELOPMENT COMMISSION

Notice is hereby given that a special meeting of the Fort Wayne Redevelopment Commission of the City of Fort Wayne will be held at 425 South Calhoun Street in the City of Fort Wayne, Indiana at 7:30 o'clock P.M. on the 3rd day of February, 1971, for the following purpose:

CONSIDERING AND ADOPTING A RESOLUTION APPROVING
AND PROVIDING FOR THE EXECUTION OF THIRD AMENDATORY
CONTRACT AMENDING CONTRACT NO. IND. R- 52 (L-G) BY AND
BETWEEN CITY OF FORT WAYNE, DEPARTMENT OF REDEVELOPMENT
AND THE UNITED STATES OF AMERICA

TO CONSIDER A RESOLUTION APPROVING A FILING OF AN

APPLICATION FOR A LOAN AND GRANT AMENDMENT FOR
IND. R-52 AND A RESOLUTION ACCEPTING THE BID OF THE
CENTRAL CITY CIVIC INVESTMENT CORPORATION AND
THE ENTEREING INTO A CONTRACT WITH SAME.

and for the purpose of transacting any other business which may properly come before such meeting.

Dated this 29th day of January, 1971.

(Signed) Max G. Scott
Vice-President

CERTIFICATE OF SERVICE OF NOTICE

I, Hassel Wolfe, the duly appointed, qualified and acting Executive Secretary of the Fort Wayne Redevelopment Commission DO HEREBY CERTIFY that on the 29th day of January, 1971, I served a true copy of the foregoing Notice of Special Meeting on each and every member of the Fort Wayne Redevelopment Commission of the City of Fort Wayne in the manner provided in the By-Laws.

Witness my hand this 1st day of February, 1971.

(Signed) Hassel Wolfe
Executive Secretary

MAIN STREET

The following resolution was introduced by Max Scott, Vice-President, read in full and considered:

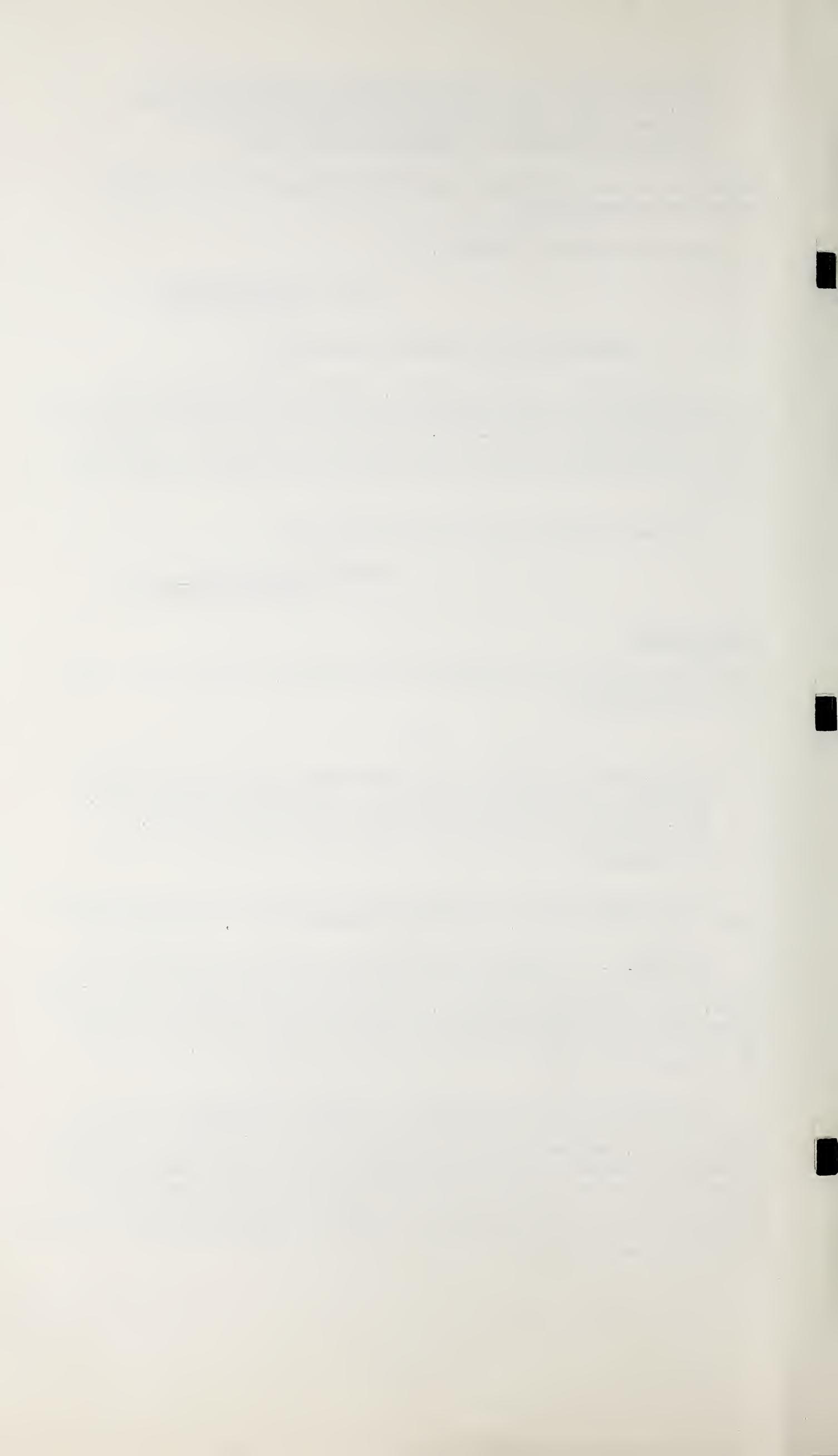
71-3

RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION OF THIRD AMENDATORY CONTRACT AMENDING CONTRACT NO. IND. R-52 (L-G) BY AND BETWEEN CITY OF FORT WAYNE, DEPARTMENT OF REDEVELOPMENT AND THE UNITED STATES OF AMERICA

BE IT RESOLVED BY Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, AS FOLLOWS:

SECTION 1. The pending proposed Third Amendatory Contract (herein called the "Amendatory Contract") amending that certain Contract No. Ind. R-52 (L-G), dated the 11th day of January, 1966, by and between City of Fort Wayne, Department of Redevelopment (herein called the "Local Public Agency") and the United States of America (herein called the "Government"), is hereby in all respects approved.

SECTION 2. The Vice-President is hereby authorized and directed to execute said Amendatory Contract in two counterparts on behalf of the Local Public Agency, and the Secretary is hereby authorized and directed to impress and attest the official seal of the Local Public Agency on each such counterpart, and to forward such counterparts to the Department of Housing and Urban Development for execution on behalf of the Government, together with such other documents relative to the approval and execution of such counterparts as may be required by the Government.



SECTION 3. This Resolution shall take effect immediately.

Commissioner Borgmann moved the adoption of the Resolution as introduced and read. Commissioner Eckrich seconded the motion, and on roll call, the following voted "Aye":

W. F. Borgmann
D. P. Eckrich
M. G. Scott

and the following voted "Nay":

None.

Thereupon the Vice-President declared said motion carried and said Resolution adopted as introduced and read.

The Executive Director reported that it would be necessary to amend the Loan and Grant Contract for the Main Street Urban Renewal Project to provide for the increased costs in connection with the construction of Main Street and the added interest costs as a result of increased interest rates over the past few years, and also to adjust for the reduction in proceeds from the sale of land resulting in the dedication of the area on which Freimann Park is to be constructed.

The following Resolution was introduced by Max Scott, Vice-President, read in full and considered:

71 - 4

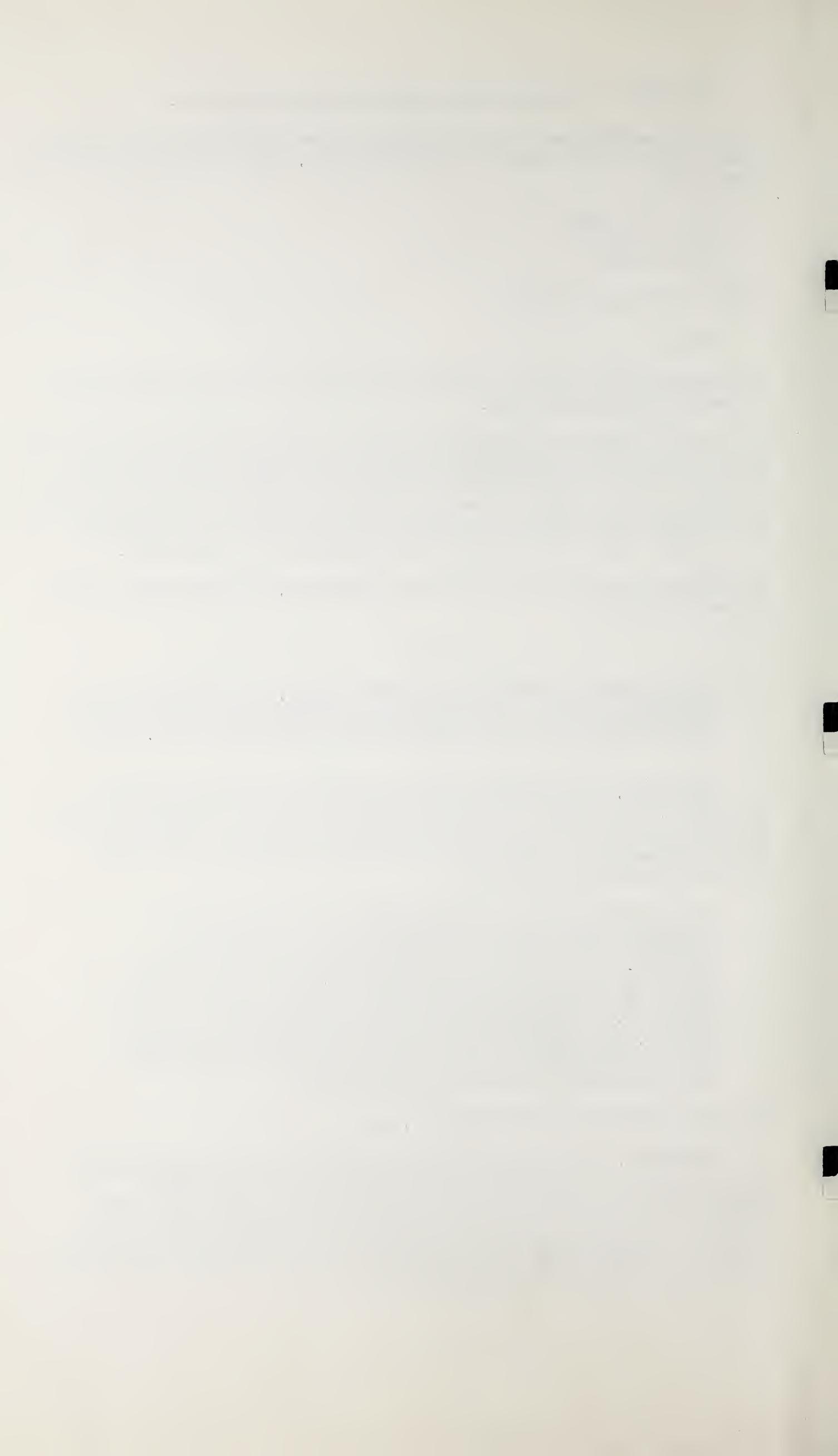
RESOLUTION OF THE CITY OF FORT WAYNE, DEPARTMENT OF
REDEVELOPMENT AUTHORIZING THE FILING OF AN AMENDATORY
APPLICATION FOR A LOAN AND GRANT FOR PROJECT NO. IND.
R-52

WHEREAS, it is necessary and in the public interest that the City of Fort Wayne, Department of Redevelopment avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out the Urban Renewal Project, described as Main Street, Project No. Ind. R-52, and bounded generally as follows:

An approximate 24-acre tract bounded on the North by a line consisting of the Norfolk & Western Railroad, formerly the Nickel Plate Railroad, between Calhoun and Barr Streets; Barr Street between the Railroad and Superior Street; Superior Street between Barr Street and Lafayette Street; Lafayette Street between Superior Street and the Railroad; on the Northeast by the Norfolk & Western, formerly the Nickel Plate Railroad, between Lafayette Street and Clay Street; on the east by Clay Street; on the South by Main Street and on the West by Calhoun Street

hereinafter referred to as the "Project", and

WHEREAS, it is recognized that the Federal Contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Local Public Agency and will require among other things (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of individuals and families displaced from the project area; and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of urban renewal projects, and



WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development, effectuating that Title, provide that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of the urban renewal projects assisted under Title I of the Housing Act of 1949, as amended, and

WHEREAS, the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FORT WAYNE REDEVELOPMENT COMMISSION:

1. That the United States of America and the Secretary of the Department of Housing and Urban Development be, and they hereby are assured of full compliance by the City of Fort Wayne, Department of Redevelopment with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964.

2. That an application on behalf of the City of Fort Wayne, Department of Redevelopment for a loan under Section 102 (a) of said Title I in the amount of \$5,436,938 and for a project capital grant and a relocation grant to the full amount available for undertaking and financing the Project is hereby approved, and that the Executive Secretary is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development to provide such additional information and to furnish such documents as may be required in behalf of said Agency, and to act as the authorized correspondent of the City of Fort Wayne, Department of Redevelopment.

Commissioner Eckrich moved the adoption of said Resolution as introduced and read. Commissioner Borgmann seconded the motion and on roll call, the following voted "Aye":

D. P. Eckrich
W. F. Borgmann
M. G. Scott

and the following voted "Nay":

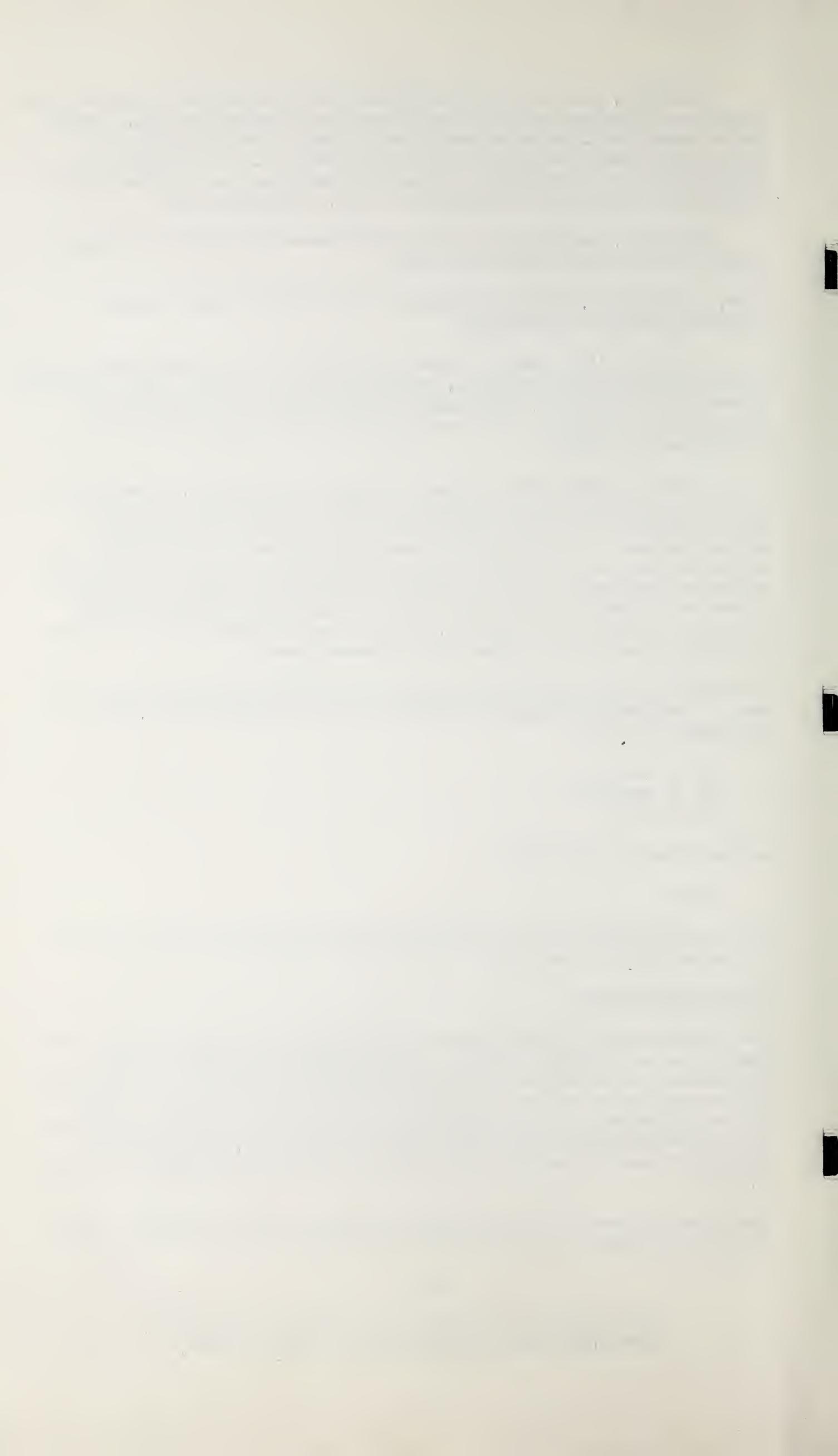
None.

The Vice-President thereupon declared said motion carried and said resolution adopted as introduced and read.

HANNA-CREIGHTON

The Executive Director reported that the Department of Housing and Urban Development had approved the entering of a contract between the Redevelopment Commission and the Central City Civic Investment Corporation for the developing of a shopping center on Parcels 19, through 23 of the Hanna-Creighton Renewal Project. After the receipt of approval by the Department of Housing and Urban Development and in accordance with Federal requirements, the Commission published "Notice of Intent to Enter Contract for the Sale" on or after February 19, 1971.

The following Resolution was introduced by Max Scott, Vice-President, read in full and considered:



DEPARTMENT OF REDEVELOPMENT, ACCEPTING THE
BID AND PROPOSAL OF CENTRAL CITY CIVIC INVESTMENT
CORPORATION, AN INDIANA CORPORATION, FOR THE
PURCHASE OF PARCELS NOS. 19, 20, 21, 22 AND 23,
HANNA-CREIGHTON URBAN RENEWAL PROJECT NO.
IND. R-51 AND AUTHORIZING THE EXECUTION OF A CONTRACT
FOR THE SALE OF LAND FOR PRIVATE REDEVELOPMENT

WHEREAS, heretofore by resolution passed on the 17th day of June, 1970, the Fort Wayne Redevelopment Commission fixed certain "Land Disposal Procedures" relating to the disposition of certain real estate located within the Project Area of the Hanna-Creighton Urban Renewal Project No. Ind. R-51, a copy of which "Land Disposal Procedures" is attached hereto, marked "Exhibit A", and by this reference made a part of this Resolution, and

WHEREAS, heretofore on the 12th day of October, 1970, the Commission caused notice of the sale of real estate described in Exhibit "A" to be duly published, and

WHEREAS, on the 12th day of November, 1970, that being the date set in said notice when the Commission would open and consider written offers for the purchase of said real estate and Central City Civic Investment Corporation, an Indiana Corporation, duly submitted to the Commission its Bid and Proposal dated November 12, 1970, which Bid and Proposal is attached hereto, marked Exhibit "B", and by this reference made a part of this Resolution, and

WHEREAS, the Commission, having duly considered said Bid of Central City Civic Investment Corporation, has determined that such Bid is the highest and best bid and that acceptance of such bid is in accordance with said "Land Disposal Procedures" and that Central City Civic Investment Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan, and

WHEREAS, requirements of the Department of Housing and Urban Development relating to the publication of notice of information on a proposal to dispose of Project real estate have been complied with and the statement of Central City Civic Investment Corporation, an Indiana Corporation, for public disclosure has been made available to the public, and

WHEREAS, said Bid and Proposal of Central City Civic Investment Corporation, an Indiana corporation, should be accepted,

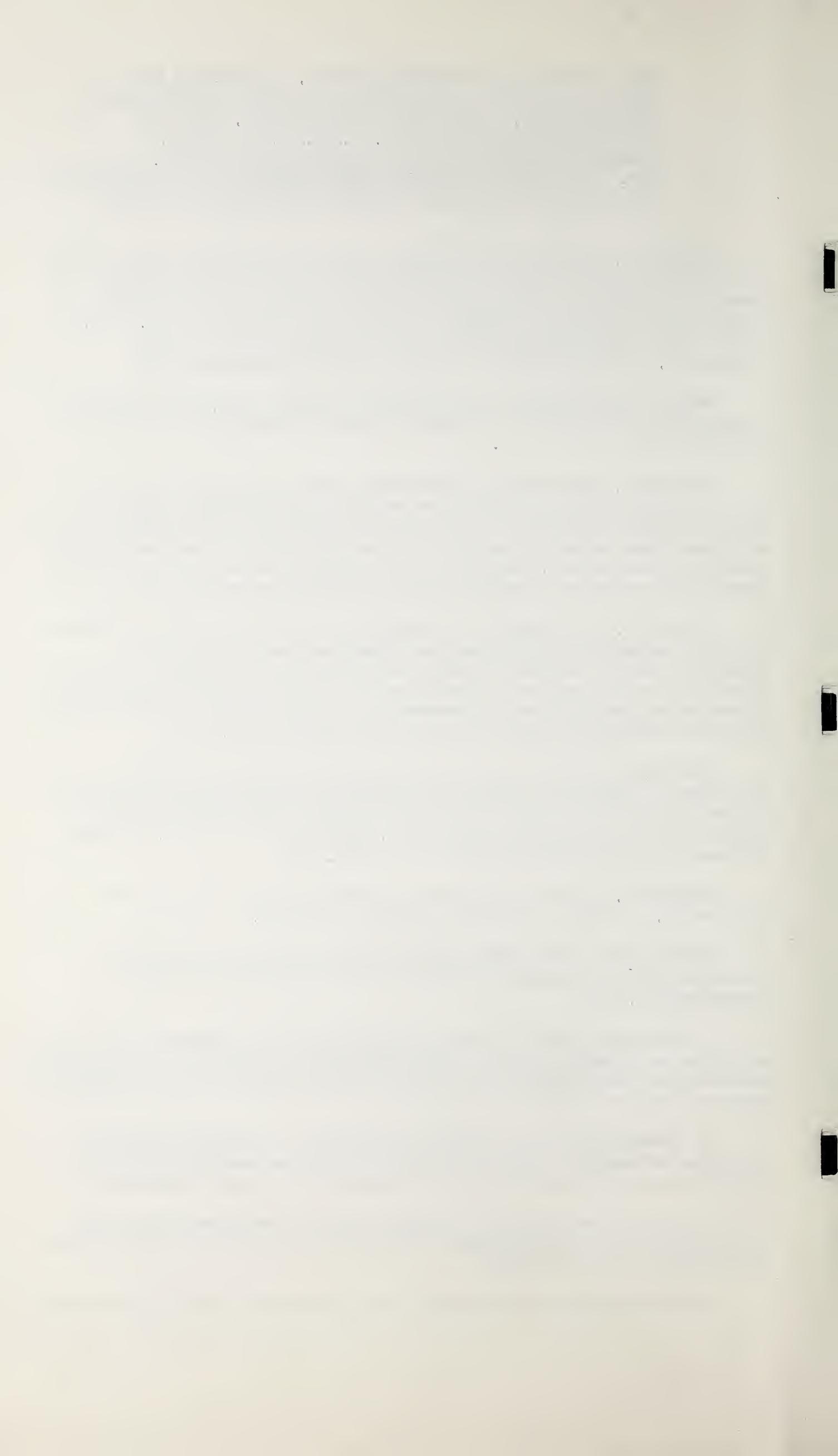
BE IT THEREFORE RESOLVED, by the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, that:

1. The acceptance of the Bid of Central City Civic Investment Corporation, an Indiana corporation, the same being Exhibit "B" attached hereto, is in accordance with the "Land Disposal Procedures" heretofore fixed by the Commission and attached hereto as Exhibit "A".

2. Central City Civic Investment Corporation, an Indiana Corporation, possesses the qualifications and financial resources necessary to acquire and develop said land in accordance with the Urban Renewal Plan, as amended.

3. The Bid and Proposal of Central City Civic Investment Corporation for the purchase and redevelopment of the real estate described therein shall be and the same is hereby accepted.

4. The President and Secretary of this Commission are hereby authorized



and directed to sign and execute the acceptance of said Bid, which said form of acceptance is endorsed thereon.

5. The Executive Secretary of the Commission is directed to notify Central City Civic Investment Corporation, an Indiana Corporation, within ten (10) days of such notice, to execute the Contract providing for the sale of such real estate as set forth in the "Land Disposal Procedures" contained in Exhibit "A" attached hereto.

6. The Vice-President and Secretary of the Commission are authorized and directed for and on behalf of the City of Fort Wayne, Department of Redevelopment, acting by and through the Fort Wayne Redevelopment Commission to execute the Contract for Sale of Land for Private Development hereinbefore referred to.

Mr. Borgmann moved the adoption of the Resolution as introduced and read. Commissioner Eckrich seconded the motion, and on roll call, the following voted "Aye":

W. F. Borgmann
D. P. Eckrich
M. G. Scott

and the following voted "Nay":

None.

The Vice-President declared said motion carried and said Resolution adopted as introduced and read.

The Executive Director reported that he had received a letter from Phil Burt, attorney for the group managing the Greenfield Village Housing Project requesting that the Commission approve the installation of a split rail fence in the perimeter parkway in lieu of the chain link fence as previously considered. After discussion regarding the possibility of added maintenance costs resulting from the substitution of the split rail fence in lieu of the chain link fence, the Commission agreed to the substitution contingent upon being furnished by the owners a letter agreeing to the maintenance of the proposed fence.

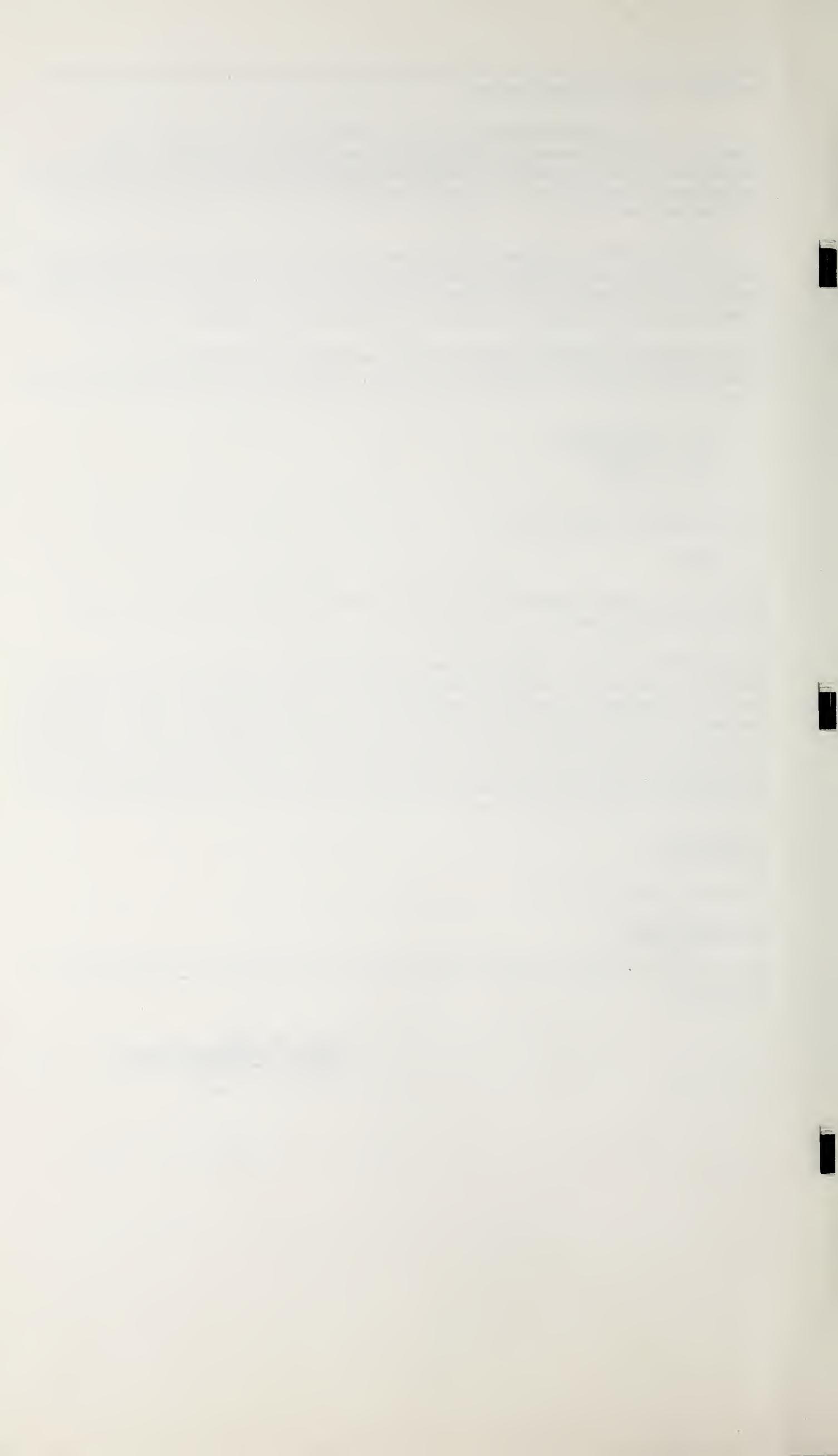
APPROVALS

Minutes of January 4, 1971.

ADJOURNMENT

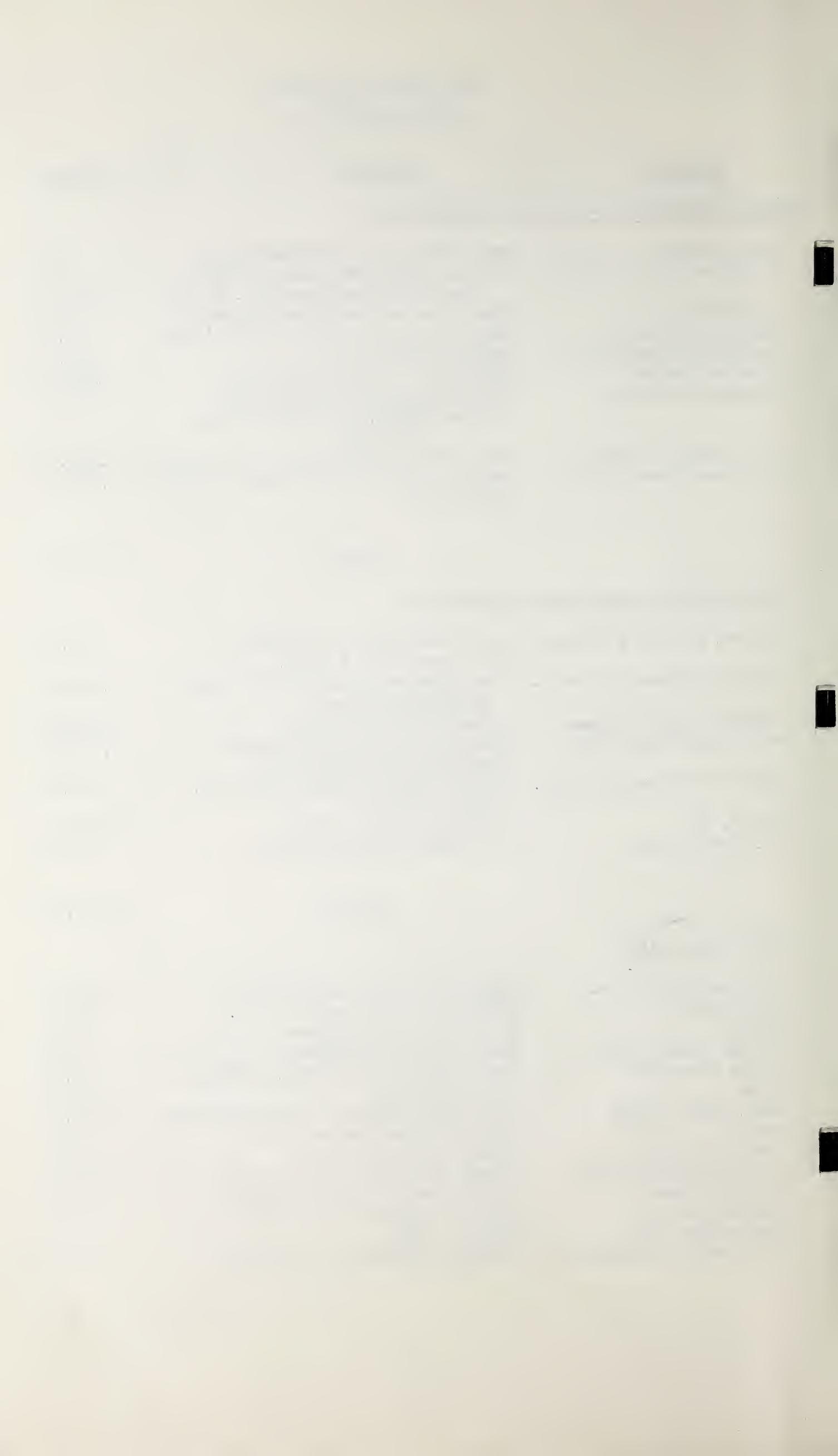
There being no further business to come before the Commission, the meeting was adjourned.

W. F. Borgmann
Secretary



VOUCHERS APPROVED
March 31, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
HANNA-CREIGHTON R-51 Project Expenditures		
Howard Craig Ft. Wayne Redev. Comm.	5th of 12 Additional Relocation Pay. Reimburse R-53 for Hanna-Creighton share of expenditures (Jan. & Feb)	41.66 7,982.23
City Utilities	Final Bill-Various meters Parcel 2-1	24.45
Allen Co. Treasurer	Taxes, Pay 71, 71 taxes, pay 72 (7-1A)	123.36
Dreibelbiss Abstract Co.	Abstract Fees (7-1A)	229.25
Ursie M. Beaber	Acquisition of Property (7-1A)	1,821.95
Richmam Donaldson	Relocation payment & Adjustment payment (\$580.50 less rent owing \$50.00)	530.50
L. I. Griffin & Sons Ft. Wayne Redev. Comm.	Inv. # 8664 for demolition as per contract Reimburse R-53 for H-C share of March expenditures	12,600.00 5,003.64
TOTAL		28,357.04
MAIN STREET R-42 Project Expenditures		
Barrett, Barrett & McNagny	Legal Services for acquisition of Real Estate (Hille & Pettit)	750.00
Clyde E. Williams & Assoc.	Final payment of contract (Fire Alarm Conduit Relocation)	2,274.75
Yarnelle Supply Company Moellering Constr. Co.	Payment of Irremovables Estimate #5 & 6= work completed Main Street Reconstruction	9,281.00 28,972.89
Clyde E. Williams & Assoc.	Resident inspection fees of Main St. as per contract	616.63
Martin, Inc. Ind. Feed & Seed	Demolition as per contract Irremovable Fixture payment	14,625.00 577.00
TOTAL		57,097.27
REVOLVING FUND		
Civil City Payroll Fund	Payroll for period ending 3-6-71	2,826.45
City Utilities	Transportation Expense for Jan. 71	10.94
NIPSCO	Gas Service at Site Office	92.45
Jennings Janitor Ser.	Janitor service site office	35.00
Growth Industries	Rent of Site Office for Feb. & March	400.00
I B M	6 Black Ribbons	9.00
Wade, Lauer & Katt	Inv. D 2877 -printing of 3000 brochures	2,398.80
Xerox	Minimum meter reading for Jan	60.00
Edward V. Elkins	Mileage claim for Feb.	15.10
Civil City Payroll Fund	Payroll for period ending 3-20-71	2,596.04
Remington Rand	Inv. #LM 80137 service on adder	55.50
General Telephone	Telephone Service-Main Office	48.91
Profile Signs, Inc.	Inv. for 3 signs	14.50
J.D. Sessler Printing Co.	Printing letterheads & envelopes	241.85



VOUCHERS APPROVED
March 31, 1971 (Cont.)

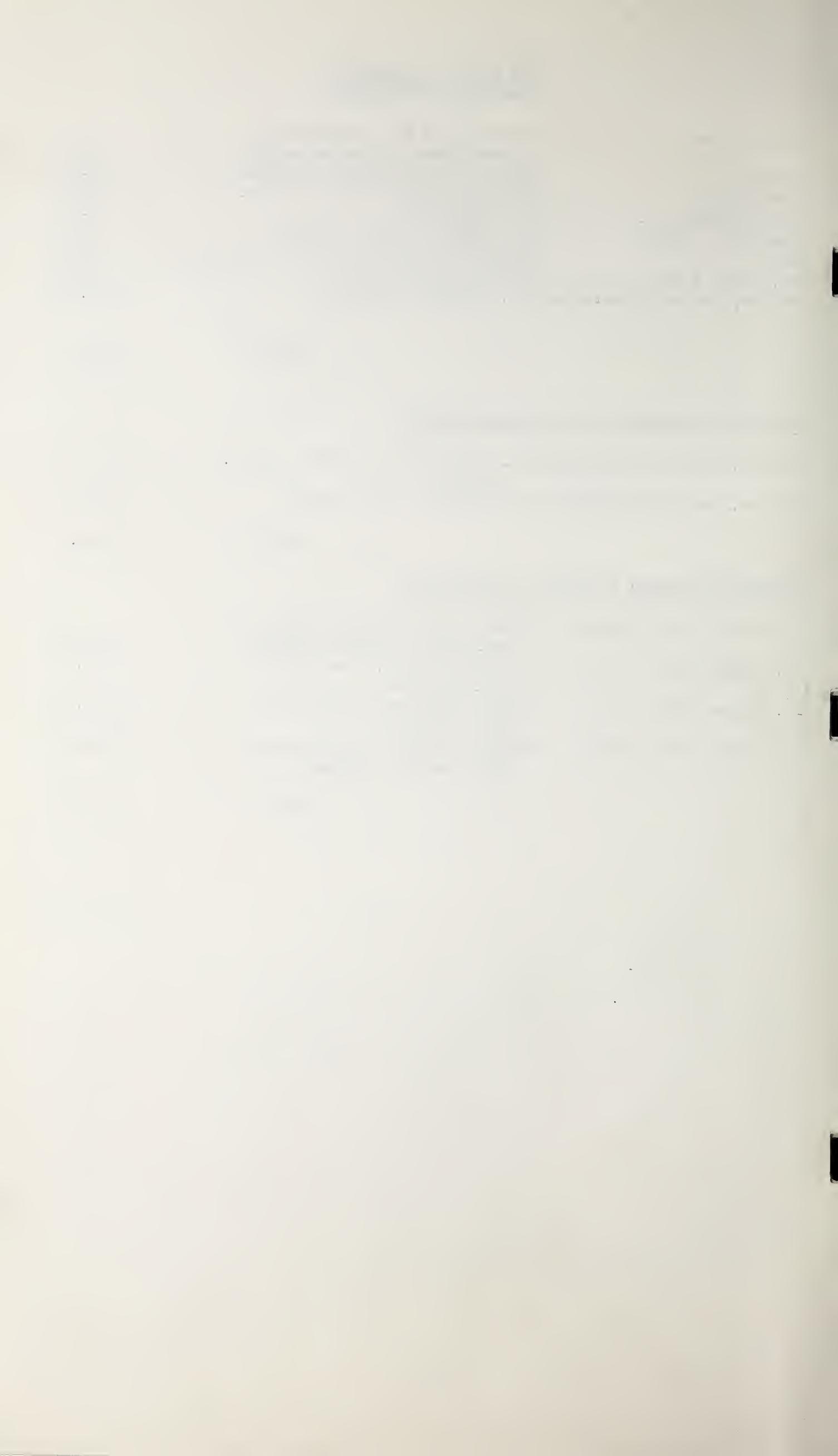
City Utilities	Final E. W. & S at site office & transportation expense for Feb.	45.59
NIPSCO	Final Bill for service at site office	58.82
Xerox Corp.	Minimum meter reading for Feb.	60.00
Profile Signs, Inc.	3 1 1/2 X 8 signs	14.25
Shrexof Ft. Wayne	Inv. 13574 for office supplies	11.01
IBM	Maintenance Agreement 4-1-71 to 3-31-72	47.40
Ind. Stamp & Seal	4 rubber stamps patched	9.90
Barrett, Barrett & McNagny	Mo. retainer for March	250.00
	TOTAL	9301.51

REDEVELOPMENT DISTRICT Capital Fund

Barrett, Barrett & McNagny	Mo. retainer fee for Feb. & Misc. expenses	368.36
Barrett, Barrett & McNagny	Mo. retainer fee for March	350.00
	TOTAL	718.36

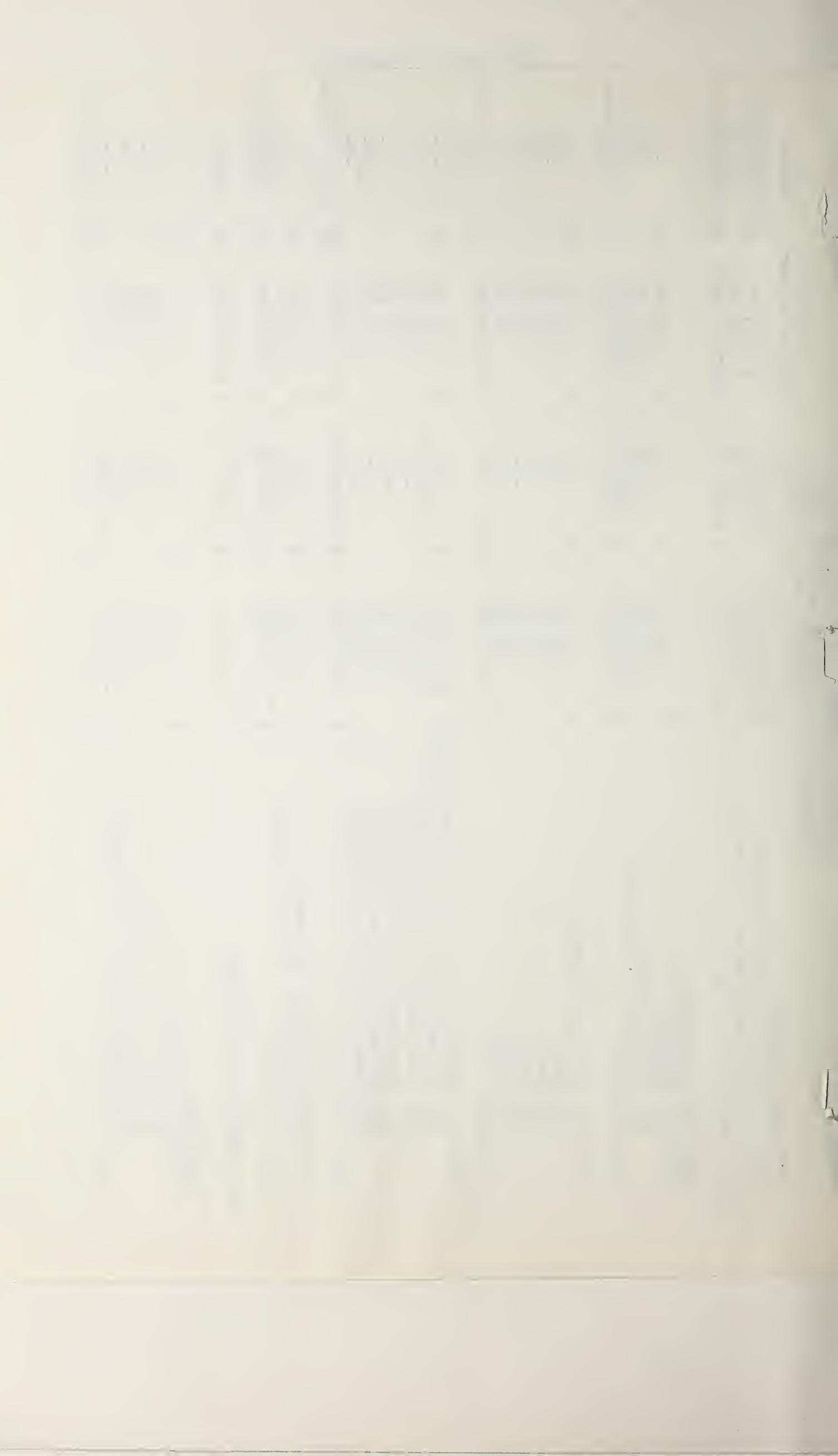
REDEVELOPMENT DISTRICT General Fund

Ft. Wayne Redev. Comm.	Reimb. R-53 for City's share of Jan. & Feb. Payroll expenses	6,881.36
Ft. Wayne Redev. Comm.	Jan & Feb reimb. from City for Adm. Expenses	2,021.87
Ft. Wayne Redev. Comm.	Reimb. R-53 for City share of March Salaries	2,773.40
Ft. Wayne Redev. Comm.	Reimb. R-53 for City share of March Admin. expenses	1,478.31
	TOTAL	13,154.94



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment Department General Fund
 Statement as of March 31, 1971

	Total	Appropriation	Total	Appropriation	March
		Disbursed	Balance	Disbursements	
1. SERVICES PERSONAL:					
23-1-11 Salaries & Wages Regular	\$ 90,000.00	\$ 9,238.90	\$ 80,761.10	\$ 2,634.78	
23-1-12 Salaries & Wages Temporary	\$ 3,000.00	\$ 415.86	\$ 2,584.14	\$ 138.62	
TOTAL SERVICES PERSONAL	\$ 93,000.00	\$ 9,654.76	\$ 83,345.24	\$ 2,773.40	
2. SERVICES CONTRACTUAL:					
23-2-212 Postage	\$ 500.00	\$ 0-	\$ 500.00	\$ 0-	
213 Travel Expense	2,000.00	28.20	1,971.80	0-	
214 Telephone & Telegraph	1,200.00	182.35	1,017.65	23.97	
Total 23-2-21	\$ 3,700.00	\$ 210.55	\$ 3,489.45	\$ 23.97	
23-2-221 Electric Current					
222 Gas	\$ 600.00	\$ 0-	\$ 600.00	\$ 0-	
223 Heat	600.00	0-	600.00	0-	
224 Water	800.00	0-	800.00	0-	
225 Sewage	100.00	0-	100.00	0-	
Total 23-2-22	\$ 2,150.00	\$ 0-	\$ 2,150.00	\$ 0-	
23-2-241 Printing other than Office Supplies	3,700.00	\$ 0-	\$ 3,700.00	\$ 0-	
241 Encumbered from 1970 Budget	2,829.07	1,196.92	1,632.15	1,196.92	
242 Publication of Legal Notices	500.00	0-	500.00	0-	
242 Encumbered from 1970 Budget	247.99	0-	247.99	0-	
243 Photograph & Blue Printing	500.00	0-	500.00	0-	
243 Encumbered from 1970 Budget	442.43	0-	442.43	0-	
Total 23-2-24	\$ 8,219.49	\$ 1,196.92	\$ 7,022.57	\$ 1,196.92	
23-2-252 Repairs to Equipment	\$ 400.00	\$ 0-	\$ 400.00	\$ 0-	
252 Encumbered from 1970 Budget	210.94	23.23	187.71	23.23	
Total 23-2-25	\$ 610.94	\$ 23.23	\$ 587.71	\$ 23.23	
TOTAL SERVICES CONTRACTUAL					
3. SUPPLIES:					
23-3-321 Gasoline	\$ 200.00	\$ 27.27	\$ 172.73	\$ 18.18	
322 Oil	10.00	1.66	8.34	0-	
324 Other Garage & Motor	150.00	0-	150.00	0-	
324 Encumbered from 1970 Budget	85.94	14.05	71.89	0-	
Total 23-3-32	\$ 445.94	\$ 42.98	\$ 402.96	\$ 18.18	



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of March 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	March Disbursements
23-3-361 Official Records	\$ 25.00	\$ 16.37	\$ 85.63	\$ 16.37
362 Stationery	200.00	102.14	79.86	102.14
362 Encumbered from 1970 Budget	102.14	102.14	0-	0-
363 Other Office Supplies	700.00	700.00	0	0
363 Encumbered from 1970 Budget	250.60	75.64	174.96	10.30
Total 23-3-36	\$ 1,277.74	\$ 194.15	\$ 1,083.59	\$ 126.81
 TOTAL SUPPLIES	 \$ 1,723.68	 \$ 237.13	 \$ 1,486.55	 \$ 146.99
 5. CURRENT CHARGES:				
23-5-51 Insurance	\$ 200.00	\$ 114.80	\$ 200.00	\$ 87.20
52 Rents	5,000.00	0-	4,885.20	0-
55 Subscriptions and Dues	250.00	0-	250.00	0-
56 Premiums on Official Bonds	500.00	200.00	300.00	0-
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 374.80	\$ 5,635.20	\$ 87.20
 6. CURRENT OBLIGATIONS:				
23-6-62 Retirement & Social Security (Employer's Share)	\$ 18,000.00	\$ 1,517.55	\$ 18,000.00	\$ 0-
62 Encumbered from 1970 Budget	\$ 2,449.30	\$ 1,517.55	\$ 18,931.75	\$ 0-
TOTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 3,035.10	\$ 18,931.75	\$ 0-
 7. PROPERTIES:				
23-7-721 Furniture and Fixtures	\$ 2,000.00	\$ 0-	\$ 2,000.00	\$ 0-
721 Encumbered from 1970 Budget	1,000.00	0-	1,000.00	0-
726 Other Equipment	100.00	0-	100.00	0-
TOTAL PROPERTIES	\$ 3,100.00	\$ 0-	\$ 3,100.00	\$ 0-
 TOTAL REDEVELOPMENT GENERAL FUND	 \$138,903.41	 \$ 13,154.94	 \$125,748.47	 \$ 4,251.71

REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT

Cash Balance as of January 1, 1971
 Receipts as of March 31, 1971
 Total Receipts and Balance
 Total Disbursements as of March 31, 1971
 CASH BALANCE AS OF: MARCH 31, 1971

\$184,310.41
 -0-
 \$184,310.41
 \$13,154.94

\$ 171,155.47

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District Capital Fund
 Statement as of March 31, 1971

2. SERVICES CONTRACTUAL:

	Total Appropriation	Total Disbursed	Appropriation Balance	March Disbursements
44-2-261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ 368.36
261 Encumbered from 1970 Budget	\$ 21,728.32	\$ 368.36	\$ 21,359.96	-0-
262 Appraisals	\$ 5,000.00	\$ 0-	\$ 5,000.00	-0-
262 Encumbered from 1970 Budget	\$ 1,459.89	\$ 305.00	\$ 1,154.89	-0-
263 Consulting Service	\$ 15,000.00	\$ 0-	\$ 15,000.00	-0-
263 Encumbered from 1970 Budget	\$ 5,000.00	\$ 0-	\$ 5,000.00	-0-
264 Building Demolition	\$ 15,000.00	\$ 0-	\$ 15,000.00	-0-
264 Encumbered from 1970 Budget	\$ 5,000.00	\$ 0-	\$ 5,000.00	-0-
265 Relocation, Electric Service	\$ 180,000.00	\$ 0-	\$ 180,000.00	-0-
265 Encumbered from 1970 Budget	\$ 125,000.00	\$ 0-	\$ 125,000.00	-0-
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$ 1,023.36	\$392,164.85	\$ 368.36

5. CURRENT CHARGES:

	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ -0-
44-5-51 Insurance	\$ 739.00	\$ 0-	\$ 739.00	\$ -0-
51 Encumbered from 1970 Budget	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ -0-
52 Rents	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ -0-
52 Encumbered from 1970 Budget	\$ 4,339.00	\$ 0-	\$ 4,339.00	\$ -0-
TOTAL CURRENT CHARGES				

6. CURRENT OBLIGATIONS:

	\$ 50,000.00	\$ 0-	\$ 50,000.00	\$ -0-
44-6-64 Relocation Payments	\$ 15,775.00	\$ 4,593.56	\$ 11,181.44	\$ -0-
64 Encumbered from 1970 Budget	\$ 156,600.00	\$ 0-	\$ 156,600.00	\$ -0-
65 Site Improvements	\$222,375.00	\$ 4,593.56	\$217,781.44	\$ -0-
TOTAL CURRENT OBLIGATIONS				

7. PROPERTIES:

	\$ 50,000.00	\$ 0-	\$ 50,000.00	\$ -0-
44-7-73 Land	\$ 22,141.15	\$ 194.91	\$ 21,946.24	\$ -0-
73 Encumbered from 1970 Budget	\$ 72,141.15	\$ 194.91	\$ 71,946.24	\$ -0-
TOTAL PROPERTIES				
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$ 5,811.83	\$686,231.53	\$ 368.36

REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT

Cash Balance as of January 1, 1971

Receipts as of March 31, 1971

Total Receipts and Balance

Total Disbursements as of: March 31, 1971

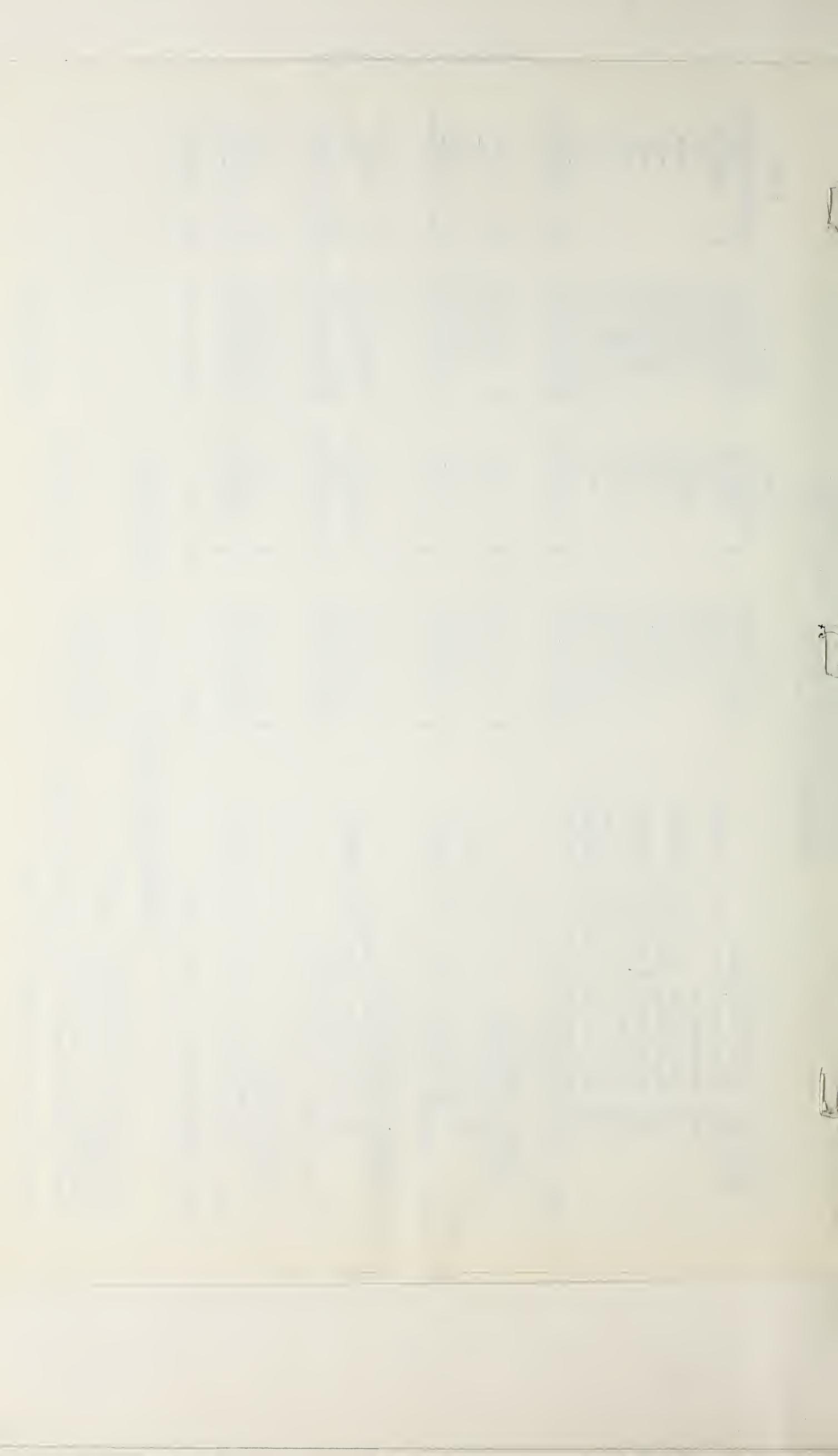
\$431,696.01

\$ -0-

\$ 5,811.83

CASH BALANCE AS OF: MARCH 31, 1971

\$425,884.18



MINUTES OF SPECIAL MEETING

DATE: April 23, 1971, 11:00 A. M.

PLACE: Office of the Redevelopment Commission, Room 729, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

M. G. Scott
W. F. Borgmann
Donald Eckrich

MEMBERS ABSENT:

D. H. Walker
Hana Stith

STAFF PRESENT:

H. T. Wolfe
J. B. Pfundstein

OTHERS PRESENT:

John Clifton, Attorney

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana met in a special meeting at the office of the Redevelopment Commission, Room 729, City-County Building, One Main Street, Fort Wayne, Indiana at 11:00 A.M. April 23, 1971, the place, hour and date duly established for the holding of such meeting.

The Vice-President called the meeting to order and on roll call, the following answered present:

M. G. Scott
W. F. Borgmann
Donald Eckrich

and the following were absent:

D. H. Walker
Hana Stith

The Vice-President declared a quorum present.

The Vice-President reported that this meeting was convened pursuant to a duly dated and signed Notice of Special Meeting which was mailed each member in due time and manner as required by law. The Vice-President read the original of the Notice and Certificate set forth below and the same was ordered spread on the minutes as follows:

NOTICE OF SPECIAL MEETING

**NOTICE OF SPECIAL MEETING TO THE MEMBERS OF
THE FORT WAYNE REDEVELOPMENT COMMISSION**

Notice is hereby given that a special meeting of the Fort Wayne Redevelopment Commission of the City of Fort Wayne will be held at One Main Street, Room 729 in the City of Fort Wayne, Indiana at 11:00 A. M on the 23rd day of April, 1971 for the following purposes:

1. Considering and adopting a Resolution approving and providing for the Execution of Third Amendatory Contract Amending Contract No. Ind. R-52 (L-G) by and between the City of Fort Wayne.

2. Reviewing and Approving Construction Documents for Parcel 26 in the Hanna-Creighton Renewal Project, Ind. R-51
3. Authorizing the Execution and Delivery of A Warranty Deed to Antioch Foundation of Indiana for Parcel 26 in the Hanna-Creighton Renewal Project Ind. R-51

Dated this 31st day of March, 1971

(Signed) Max G. Scott
Vice-President

CERTIFICATE OF SERVICE OF NOTICE

I, Hassel Wolfe, the duly appointed, qualified and acting Executive Secretary of the Fort Wayne Redevelopment Commission DO HEREBY CERTIFY that on the 31st day of March, 1971, I served a true copy of the foregoing Notice of Special Meeting on each and every member of the Fort Wayne Redevelopment Commission of the City of Fort Wayne in the manner provided in the By-Laws.

Witness my hand this 31st day of March, 1971

(Signed) Hassel Wolfe
Executive Secretary

MAIN STREET

The following resolution was introduced by Max Scott, Vice-President, read in full and considered:

71-6

**RESOLUTION APPROVING AND PROVIDING FOR THE
EXECUTION OF THIRD AMENDATORY CONTRACT
AMENDING CONTRACT NO. IND. R-52 (L-G) BY AND
BETWEEN CITY OF FORT WAYNE, DEPARTMENT OF
REDEVELOPMENT AND THE UNITED STATES OF AMERICA**

BE IT RESOLVED BY Fort Wayne Redevelopment Commission,
Governing Body of City of Fort Wayne, Department of Redevelopment,
AS FOLLOWS:

SECTION 1. The pending proposed Third Amendatory Contract (herein called the "Amendatory Contract" amending that certain Contract No. Ind. R-52 (L-G) dated the 11th day of January, 1966, by and between City of Fort Wayne, Department of Redevelopment (herein called the 'Local Public Agency') and the United States of America (herein called the "Government"), is hereby in all respects approved.

SECTION 2. The Vice-President is hereby authorized and directed to execute said Amendatory Contract in two counterparts on behalf of the Local Public Agency, and the Secretary is hereby authorized and directed to impress and attest the official seal of the Local Public Agency on each such counterpart and to forward such counterparts to the Department of Housing and Urban Development, for execution on behalf of the Government, together with such other documents relative to the approval and execution of such counterparts as may be required by the Government.

SECTION 3. This Resolution shall take effect immediately.

Mr. William F. Borgmann moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Donald Eckrich, and upon roll call, the following voted "Aye":

William F. Borgmann
Donald P. Eckrich
Max G. Scott

and the following voted "Nay":

None.

The Vice-President thereupon declared said motion carried and said resolution adopted, as introduced and read.

The Executive Director reported that at the time of entering the demolition contract for the demolition of structures in the Main Street Urban Renewal Project, it was impossible to determine if the #1 Fire Station would be completely vacated prior to the construction of Main Street or if the communications department would remain requiring the removal of the front portion of the station with the balance of the structure remaining in service so the structure was not included with the balance of the work. Now that the station has been completely abandoned it is necessary to amend the contract with Martin, Inc. to include the structure. A proposal for same has been obtained from Martin in the amount of \$12,500.00. The Vice-President introduced the following Resolution, which was read in full and discussed:

71-7

WHEREAS, on the 8th day of September, 1970, the City of Fort Wayne, Department of Redevelopment, entered into a contract with Martin, Inc., a corporation operating and existing under the laws of the State of Indiana, for the demolition of certain structures within the Main Street Urban Renewal Project, No. Ind. R-52, and

WHEREAS, at the time of the entering of said contract, it was impossible to determine the procedure necessary to remove the No. 1 Fire Station, and

WHEREAS, said No. 1 Fire Station has now been abandoned and can be removed in its entirety,

NOW THEREFORE BE IT RESOLVED by the Fort Wayne Redevelopment Commission that said contract be amended as follows:

Article I: Statement of Work

It shall be amended to include the Fire Station on East Main Street known as #1 Fire Station.

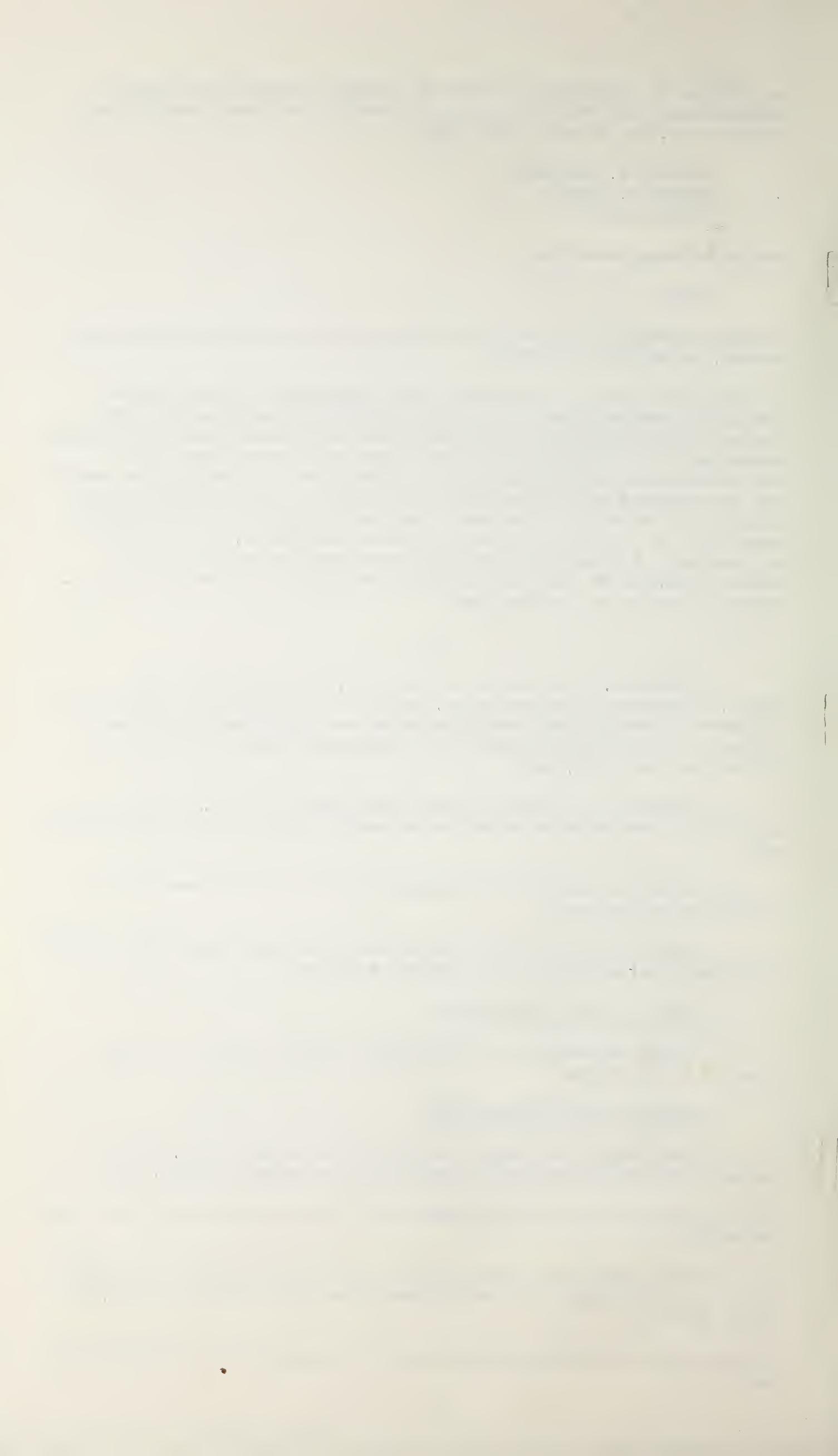
Article 2: The Contract Price

The contract price shall be increased by an amount of \$12,500 to an amount of \$89,900 and the contract time shall be extended to June 30, 1971.

All other terms and conditions of said contract shall remain in full force and effect.

Commissioner Eckrich moved the foregoing resolution be adopted as introduced and read. Commissioner Borgmann seconded the motion, and on roll call, the motion carried.

The Vice-President thereupon declared said resolution adopted as introduced and read.



HANNA-CREIGHTON

The Executive Director presented a copy of construction documents for the construction of 192 units of housing on Parcel 26 in the Hanna-Creighton project. He further reported that the Antioch Foundation of Indiana had obtained a commitment from FHA to finance these units through Section 221 (d) 3 BMIR of FHA. The Executive Director reported that after a thorough review of the contract documents, he was of the opinion that the proposed improvements were in compliance with the Urban Renewal Plan for the subject project. After discussion, the Vice-President introduced and read in full the following Resolution:

71-8

**RESOLUTION APPROVING CONSTRUCTION PLANS
SUBMITTED BY ANTIOCH FOUNDATION OF INDIANA,
INC. FOR PARCEL 26 IN THE HANNA-CREIGHTON
PROJECT NO. IND. R-51**

WHEREAS, under the date of July 1, 1969, the Redevelopment Commission has entered into an agreement with Antioch Foundation of Indiana, Inc. for the sale of Parcel 26 in the Hanna-Creighton Urban Renewal Project No. Ind. R-51 for development in accordance with the Urban Renewal Plan, as amended, for said project, and

WHEREAS Section 301 of said agreement provides that the Redeveloper shall submit construction plans for approval by the Commission prior to commencing construction, and

WHEREAS, there has been presented to this Commission a set of construction plans and specifications for the construction of improvements on Parcel 26.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Commission of the City of Fort Wayne that the construction plans and specifications are hereby approved and a copy be retained by the Commission for its records.

Commissioner Eckrich moved the adoption of the Resolution as introduced and read. Commissioner Borgmann seconded the motion and on roll call, the following voted "Aye":

W. F. Borgmann
D. P. Eckrich
M. G. Scott

and the following voted "Nay":

None.

Thereupon, the Vice-President declared said motion carried and said Resolution adopted as introduced and read.

The Executive Director reported that to facilitate the closing between the Antioch Foundation of Indiana and FHA thus permitting the initiation of construction on the Parcel 26 in the Hanna-Creighton project, a deed was executed and delivered to Antioch on April 20, 1971 and a check in the amount of \$95,950.00 representing the difference between the sale price and the security deposit was collected for same.

The Vice-President introduced the following Resolution which was read in full and discussed:

**RESOLUTION CONFIRMING EXECUTION AND
DELIVERY OF CONVEYANCE**

WHEREAS, on the 1st day of July, 1969, the City of Fort Wayne, Department of Redevelopment, entered into a Contract for Sale of Land for Private Redevelopment with Antioch Foundation of Indiana, Inc., an Indiana Not-for-Profit Corporation, as "Redeveloper" with respect to certain real estate located within Hanna-Creighton Project No. Ind. R-51, and

WHEREAS, all of the real estate described in said Contract has been platted into Hanna-Creighton Subdivision in the City of Fort Wayne, Indiana, Section Two, and said Antioch Foundation of Indiana, Inc., an Indiana Not-for-Profit Corporation, pursuant to the terms of said Contract, was entitled to a conveyance of a portion of real estate in Hanna-Creighton Subdivision in the City of Fort Wayne, Section Two, described in the above Contract for Sale of Land for Private Redevelopment, the same being more particularly described as follows:

Lot 26, Hanna-Creighton Subdivision in the City of Fort Wayne, Indiana, Section Two, as recorded in the office of the Recorder of the County of Allen in the State of Indiana, Book 31, Page 89.

upon payment of the sum of \$101,000.00 upon which shall be credited the sum of \$5,050.00 of the earnest money payment heretofore made under the terms of said Contract of July 1, 1969, and

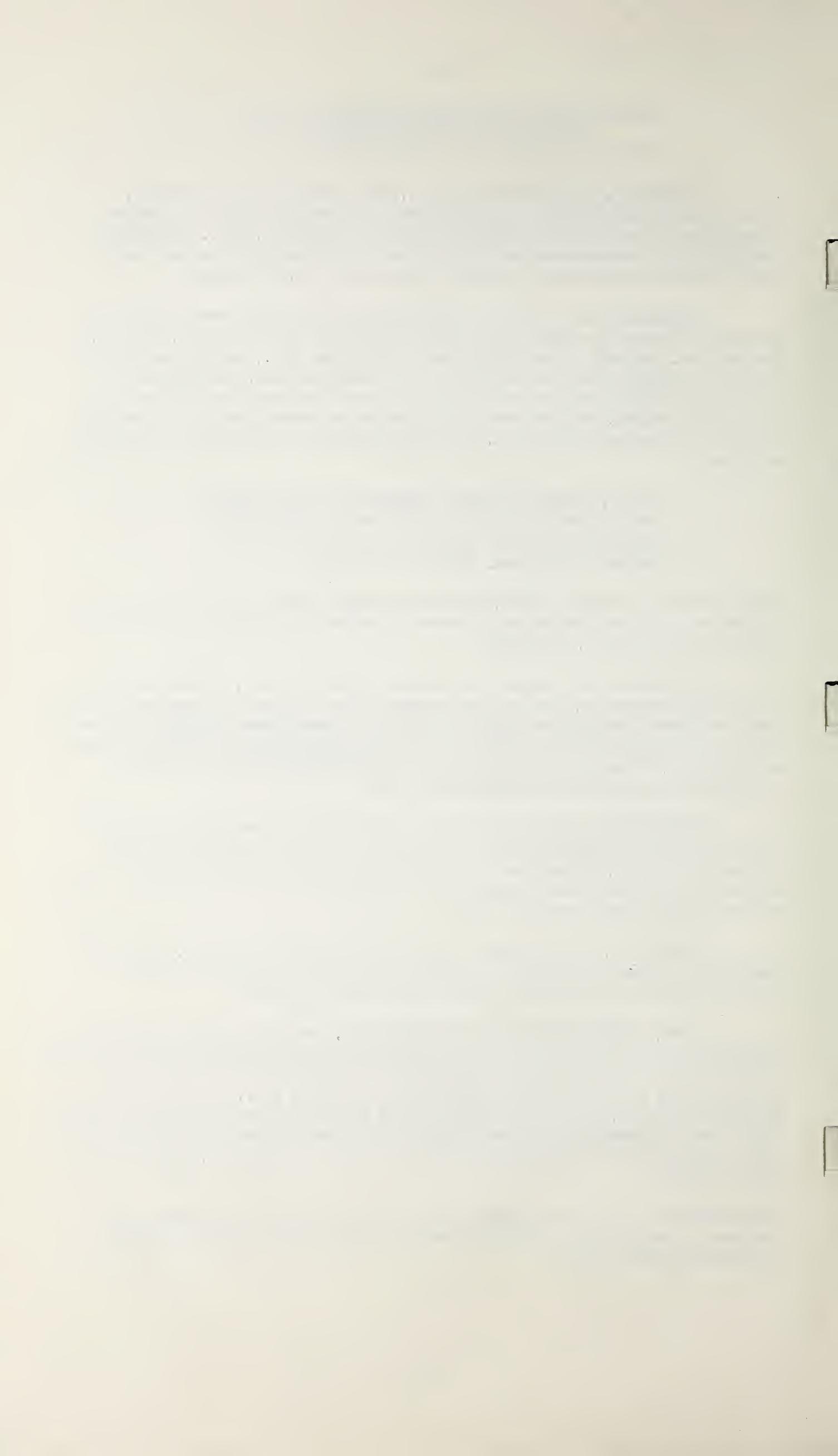
WHEREAS, the Antioch Foundation of Indiana, Inc., an Indiana Not-for-Profit Corporation, due to requirements of the Federal Housing Administration, which was insuring the financing of said "Redevelopers" project tendered the sum of \$95,950.00 to the City of Fort Wayne, Department of Redevelopment on April 20, 1971 and requested execution of and delivery to it of the deed covering the real estate above described, and

WHEREAS, in order to facilitate said "Redeveloper" in its carrying out the program of redevelopment, the Vice-President and Secretary of the City of Fort Wayne, Department of Redevelopment received the sum of \$95,950.00 from said Redeveloper and executed and delivered the deed covering the real estate above described, and

WHEREAS, it is the desire of the Commission to approve, ratify and confirm the actions of said officers which were taken to further the urban renewal program, but without a prior authorizing resolution.

NOW, THEREFORE, BE IT RESOLVED, that the actions of the Vice-President and Secretary of the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment in executing and delivering a deed to Antioch Foundation of Indiana, Inc., an Indiana Not-for-Profit Corporation, and receiving the sum of \$95,950.00 from said Redeveloper, which sum represents the purchase price of \$101,000.00 less the earnest money deposit of \$5,050.00, be and they hereby are approved, ratified, and confirmed in all respects.

Commissioner Eckrich moved the adoption of the Resolution as introduced and read. Commissioner Borgmann seconded the motion, and on roll call, the following voted "Aye":



D. P. Eckrich
W. F. Borgmann
M. G. Scott

and the following voted "Nay":

None.

The Vice-President thereupon declared said motion carried and said Resolution adopted as introduced and read.

APPROVALS

Minutes of meeting of February 3, 1971
Vouchers as submitted
Monthly statements as submitted.

ADJOURNMENT

There being no further business to come before the meeting, the meeting was adjourned.

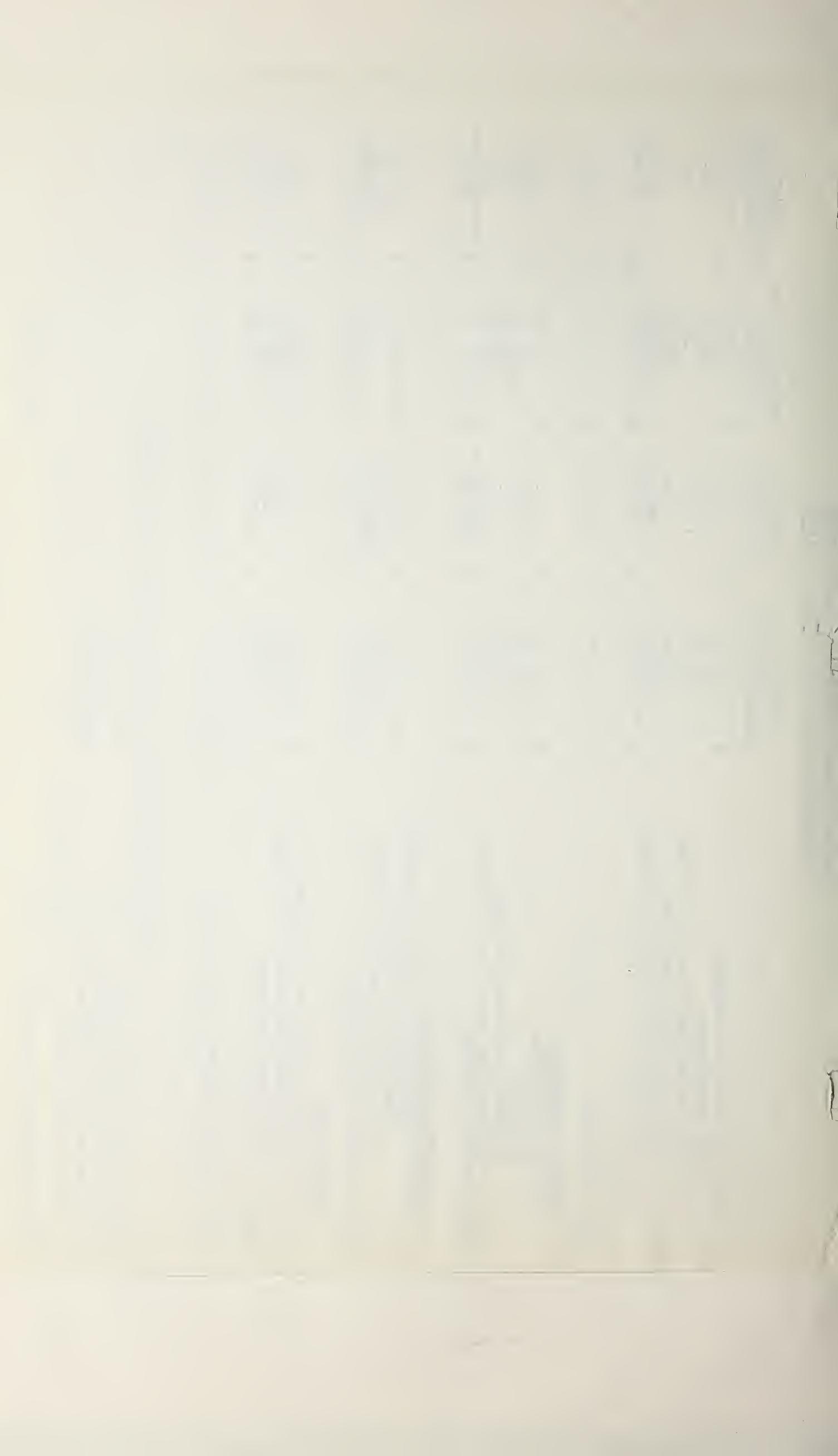

William F. Borgmann, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of April 30, 1971

	Total	Appropriation	Disbursed	Total	Appropriation	Disbursement	April
					Balance		
1. SERVICES PERSONAL:							
23-1-11 Salaries & Wages Regular	\$ 90,000.00		\$ 72,130.66		\$ 77,869.34		\$ 2,891.76
12 Salaries & Wages Temporary	3,000.00		554.58		2,445.52		138.62
TOTAL SERVICES PERSONAL	\$ 93,000.00		\$ 12,685.14		\$ 80,314.86		\$ 3,030.38
2. SERVICES CONTRACTUAL:							
23-2-212 Postage	\$ 500.00	\$ 114.00	\$ 386.00		\$ 1,968.44		\$ 114.00
213 Travel Expense	2,000.00	31.56	1,016.05		1,016.05		3.36
214 Telephone & Telegraph	1,200.00	183.95					1.60
Total 23-2-21	\$ 3,700.00	\$ 329.51			\$ 3,370.49		\$ 118.96
23-2-221 Electric Current	\$ 600.00	\$ 0-	\$ 600.00		\$ 600.00		\$ 0-
222 Gas	600.00	0-	600.00		800.00		0-
223 Heat	800.00	0-	800.00		100.00		0-
224 Water	100.00	0-	100.00		50.00		0-
225 Sewage	50.00	0-					0-
Total 23-2-22	\$ 2,150.00	\$ 0-			\$ 2,150.00		\$ 0-
23-2-241 Printing other than Office Supplies	3,700.00	\$ 1,196.92	\$ 3,700.00		1,632.15		\$ 0-
241 Encumbered from 1970 Budget	2,829.07	0-	500.00		500.00		0-
242 Publication of Legal Notices	500.00	0-	247.99		247.99		0-
242 Encumbered from 1970 Budget	247.99	0-	500.00		500.00		0-
243 Photograph & Blue Printing	500.00	0-	442.43		442.43		0-
243 Encumbered from 1970 Budget	442.43	0-					0-
Total 23-2-24	\$ 8,219.49	\$ 1,196.92			\$ 7,022.57		\$ 0-
23-2-252 Repairs to Equipment	\$ 400.00	\$ 0-	\$ 400.00		\$ 187.71		\$ 0-
252 Encumbered from 1970 Budget	210.94	23.23	23.23		587.71		0-
Total 23-2-25	\$ 610.94	\$ 23.23			\$ 587.71		\$ 0-
TOTAL SERVICES CONTRACTUAL							
3. SUPPLIES:							
23-3-321 Gasoline	\$ 200.00	\$ 34.23	\$ 161.77		\$ 10.96		
322 Oil	10.00	2.38	7.62		.72		
324 Other Garage & Motor	150.00	0-	150.00		0-		
324 Encumbered from 1970 Budget	85.94	45.16	40.78		31.11		
Total 23-3-32	\$ 445.94	\$ 85.77			\$ 360.17		\$ 42.79

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of April 30, 1971

	<u>Total Appropriation</u>	<u>Total Disbursed</u>	<u>Appropriation Balance</u>	<u>April Disbursements</u>
23-3-361 Official Records	\$ 25.00	\$ -0-	\$ 25.00	\$ -0-
362 Stationery	200.00	16.37	183.63	-0-
362 Encumbered from 1970 Budget	102.14	102.14	-0-	-0-
363 Other Office Supplies	700.00	-0-	700.00	-0-
363 Encumbered from 1970 Budget	250.60	98.01	152.59	22.37
Total 23-3-36	\$ 1,277.74	\$ 216.52	\$ 1,061.22	\$ 22.37
 TOTAL SUPPLIES	 \$ 1,723.68	 \$ 302.29	 \$ 1,421.39	 \$ 65.16
 5. CURRENT CHARGES:				
23-5-51 Insurance	\$ 200.00	\$ -0-	\$ 200.00	\$ -0-
52 Rents	5,000.00	149.00	4,851.00	34.20
55 Subscriptions and Dues	250.00	-0-	250.00	-0-
56 Premiums on Official Bonds	500.00	200.00	300.00	-0-
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 349.00	\$ 5,601.00	\$ 34.20
 6. CURRENT OBLIGATIONS:				
23-6-62 Retirement & Social Security (Employer's Share)	\$ 18,000.00	\$ 673.26	\$ 17,326.74	\$ 673.26
62 Encumbered from 1970 Budget	2,449.30	2,449.30	-0-	931.75
TOTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 3,122.56	\$ 17,326.74	\$ 1,605.01
 7. PROPERTIES:				
23-7-721 Furniture and Fixtures	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
721 Encumbered from 1970 Budget	1,000.00	121.24	878.76	121.24
726 Other Equipment	100.00	-0-	100.00	-0-
TOTAL PROPERTIES	\$ 3,100.00	\$ 121.24	\$ 2,978.76	\$ 121.24
 TOTAL REDEVELOPMENT GENERAL FUND	 \$138,903.41	 \$ 18,129.89	 \$120,773.52	 \$ 4,974.95
 REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$184,310.41			
Receipts as of April 30, 1971	5,000.00			
Total Receipts and Balance	\$189,310.41			
Total Disbursements as of April 30, 1971				\$ 18,129.89
 CASH BALANCE AS OF: APRIL 30, 1971	 \$171,180.52			



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District Capital Fund
 Statement as of April 30, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	April Disbursements
2. SERVICES CONTRACTUAL:				
44-2-261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ -0-
261 Encumbered from 1970 Budget	21,728.32	1,143.36	20,589.96	775.00
262 Appraisals	5,000.00	-0-	5,000.00	-0-
262 Encumbered from 1970 Budget	1,459.89	305.00	1,154.89	-0-
263 Consulting Service	15,000.00	-0-	15,000.00	-0-
263 Encumbered from 1970 Budget	5,000.00	-0-	5,000.00	-0-
264 Building Demolition	15,000.00	-0-	15,000.00	-0-
264 Encumbered from 1970 Budget	5,000.00	-0-	5,000.00	-0-
265 Relocation, Electric Service	180,000.00	-0-	180,000.00	-0-
265 Encumbered from 1970 Budget	125,000.00	-0-	125,000.00	-0-
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$1,798.36	\$391,309.85	\$ 775.00
5. CURRENT CHARGES:				
44-5-51 Insurance	\$ 1,200.00	\$ -0-	\$ 1,200.00	\$ -0-
51 Encumbered from 1970 Budget	739.00	-0-	739.00	-0-
52 Rents	1,200.00	-0-	1,200.00	-0-
52 Encumbered from 1970 Budget	1,200.00	-0-	1,200.00	-0-
TOTAL CURRENT CHARGES	\$ 4,339.00	\$ -0-	\$ 4,339.00	\$ -0-
6. CURRENT OBLIGATIONS:				
44-6-64 Relocation Payments	\$ 50,000.00	\$ -0-	\$ 50,000.00	\$ -0-
64 Encumbered from 1970 Budget	15,775.00	4,593.56	11,181.44	-0-
65 Site Improvements	156,600.00	-0-	156,600.00	-0-
TOTAL CURRENT OBLIGATIONS	\$222,375.00	\$ 4,593.56	\$217,781.44	\$ -0-
7. PROPERTIES:				
44-7-73 Land	\$ 50,000.00	\$ -0-	\$ 50,000.00	\$ -0-
73 Encumbered from 1970 Budget	22,141.15	194.91	21,916.24	-0-
TOTAL PROPERTIES	\$ 72,141.15	\$ 194.91	\$ 71,946.24	\$ -0-
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$ 6,586.83	\$685,456.53	\$ 775.00
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$431,696.01			
Receipts as of April 30, 1971	48,298.03			
Total Receipts and Balance	\$479,994.04			
Total Disbursements as of: April 30, 1971				
CASH BALANCE AS OF: APRIL 30, 1971	\$ 6,586.83			
				\$473,407.21

VOUCHERS APPROVED
April 30, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
HANNA-CREIGHTON PROJECT EXPENDITURES R-51		
Howard Craig Concept, Inc.	6th of 12 Additional Relocation	\$ 41.66
Martin, Inc.	Irremovable Fixture Payment	377.00
Barrett, Barrett & McNagny	Filling hole on Creighton Ave.	60.00
Fort Wayne Redev. Comm.	Services in connection with acquisitions	80.23
	Transfer rent money deposited to wrong account	1,067.10
Ward Insurance Agency	Payment of additional premium Policy # OLT 724931	412.00
Fort Wayne Redev. Comm.	Reimburse R-53 for Hanna-Creighton share of administrative expense	3,976.50
	TOTAL	\$ 6,014.49

MAIN STREET PROJECT EXPENDITURES R-52

Ceko, Inc.	Relocation of Ind. Feed & Seed	12,584.00
Ind. Feed & Seed	Small Business Displacement Pay.	2,500.00
Moellering Const. Co.	Payment of Est. #7 as per contract	22,258.26
Allen Co. Recorder	To record agreements on parcels #1, 4 and 5	52.00
	TOTAL	\$ 37,394.26

REVOLVING FUND

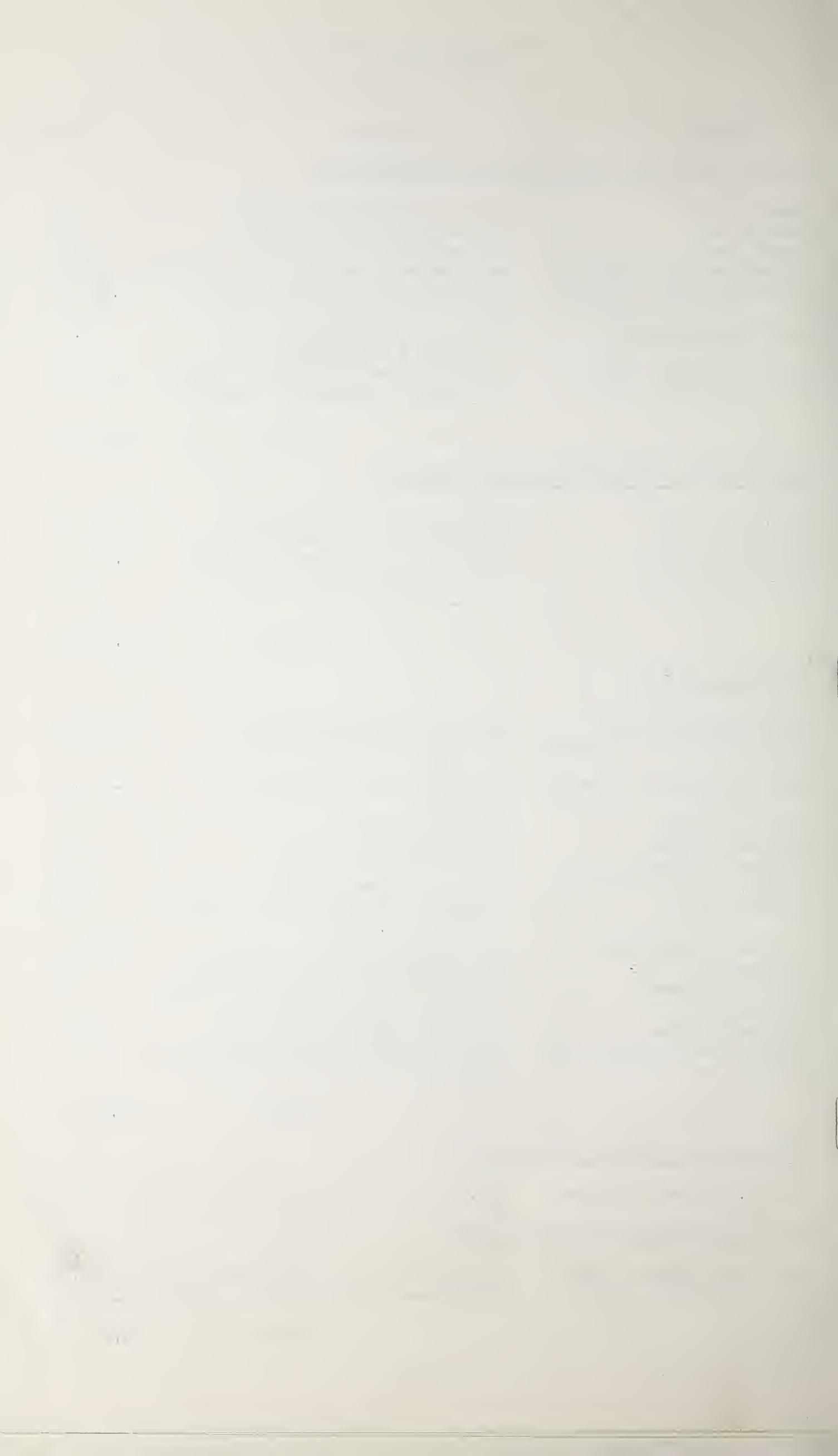
Civil City Payroll Fund	Payroll period ending 4-3-71	2,596.04
Public Employees Retirement	Employers share 1st. quarter of OASI	917.79
Public Employees Retirement	Employers share 1st. quarter of PERF	2,055.06
U. S. Post Office	Purchase of stamps	200.00
Miriam M. Blanks	Mileage claim for March	5.90
Shrex of Fort Wayne	Inv. #14832-Office Supplies	24.75
Barrett, Barrett & McNagny	Monthly retainer for April	250.00
The Bond Buyer	Printing of advertisement for project Notes-Ind. R-51	42.25
Civil City Payroll Fund	Payroll period ending 4-17-71	2,596.04
City Utilities	Office Supplies for Feb. & March	14.50
General Telephone	Long Distance calls in Feb. 456-4416	2.80
Xerox Corp.	Minimum reading for March	60.00
Lewis & Christian	Typewriter stand & swivel chair	121.24
Lakeshore Typographers, Inc.	Printing of Project Notes for Ind. R-51	68.45
City Utilities	Transportation expense for March	42.79
	TOTAL	\$ 8,997.61

Redevelopment District CAPITAL FUND

Barrett, Barrett & McNagny	Mo. Retainer Fee & Acquisition services	425.00
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Redevelopment District GENERAL FUND

Fort Wayne Redeve. Comm	Reimburse R-53 for City payroll share	3,030.38
Fort Wayne Redev. Comm.	Reimburse R-53 for City adm. expense	1,944.57
	TOTAL	\$ 4,974.95



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of May 31, 1971

	Total	Appropriation	Total	Appropriation	May
	Disbursed	Balance	Disbursed	Balance	Disbursements
1. SERVICES PERSONAL:					
23-1-11 Salaries & Wages Regular	\$ 90,000.00	\$ 15,974.81	\$ 74,025.19	\$ 3,844.15	
12 Salaries & Wages Temporary	\$ 3,000.00	\$ 1,962.20	\$ 2,237.59	\$ 207.93	
TOTAL SERVICES PERSONAL	\$ 93,000.00	\$ 16,737.22	\$ 76,262.78	\$ 4,052.08	
2. SERVICES CONTRACTUAL:					
23-2-212 Postage	\$ 500.00	\$ 114.00	\$ 386.00	\$ 0-	
213 Travel Expense	2,000.00	315.56	1,968.44	0-	
214 Telephone & Telegraph	1,200.00	1,962.20	1,003.80	12.25	
Total 23-2-21	\$ 3,700.00	\$ 341.76	\$ 3,358.24		
23-2-221 Electric Current	\$ 600.00	\$ 0-	\$ 600.00	\$ 0-	
222 Gas	600.00	0-	600.00	0-	
223 Heat	800.00	0-	800.00	0-	
224 Water	100.00	0-	100.00	0-	
225 Sewage	50.00	0-	50.00	0-	
Total 23-2-22	\$ 2,150.00	\$ 0-	\$ 2,150.00		
23-2-241 Printing other than Office Supplies	3,700.00	\$ 0-	\$ 3,700.00	\$ 0-	
241 Encumbered from 1970 Budget	2,829.07	\$ 1,196.92	1,632.15	0-	
242 Publication of Legal Notices	500.00	0-	500.00	0-	
242 Encumbered from 1970 Budget	247.99	0-	247.99	0-	
243 Photograph & Blue Printing	500.00	0-	500.00	0-	
243 Encumbered from 1970 Budget	142.43	0-	442.43	0-	
Total 23-2-24	\$ 8,219.49	\$ 1,196.92	\$ 7,022.57		
23-2-252 Repairs to Equipment	\$ 400.00	\$ 0-	\$ 400.00	\$ 0-	
252 Encumbered from 1970 Budget	210.94	\$ 47.59	163.35	24.36	
Total 23-2-25	\$ 610.94	\$ 47.59	\$ 563.35		
TOTAL SERVICES CONTRACTUAL					
3. SUPPLIES:					
23-3-321 Gasoline	\$ 200.00	\$ 38.23	\$ 161.77	\$ 0-	
322 Oil	10.00	2.38	7.62	0-	
324 Other Garage & Motor	150.00	0-	150.00	0-	
324 Encumbered from 1970 Budget	85.94	45.16	40.78	0-	
Total 23-3-32	\$ 445.94	\$ 85.77	\$ 360.17		

PORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of May 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	May Disbursements
23-3-361 Official Records	\$ 25.00	\$ 16.37	\$ 25.00	\$ -0-
362 Stationery	\$ 200.00	\$ 102.14	\$ 183.63	\$ -0-
362 Encumbered from 1970 Budget	102.14	-0-	-0-	-0-
363 Other Office Supplies	700.00	106.38	700.00	-0-
363 Encumbered from 1970 Budget	250.60	144.22	144.22	8.37
Total 23-3-36	\$ 1,277.74	\$ 224.89	\$ 1,052.85	\$ 8.37
 TOTAL SUPPLIES	 \$ 1,723.68	 \$ 310.66	 \$ 1,413.02	 \$ 8.37
 5. CURRENT CHARGES:	 \$ 200.00	 \$ 16.24	 \$ 183.76	 \$ 16.24
23-5-51 Insurance	5,000.00	183.80	4,816.20	34.80
52 Rents	250.00	-0-	250.00	-0-
55 Subscriptions and Dues	500.00	200.00	300.00	-0-
56 Premiums on Official Bonds	5,950.00	400.04	5,549.96	\$ 51.04
 TOTAL CURRENT CHARGES	 \$ 5,950.00	 \$ 400.04	 \$ 5,549.96	 \$ 51.04
 6. CURRENT OBLIGATIONS:	 \$ 18,000.00	 \$ 2,449.30	 \$ 673.26	 \$ 17,326.74
23-6-62 Retirement & Social Security (Employer's Share)	20,449.30	3,122.56	-0-	-0-
62 Encumbered from 1970 Budget	1,000.00	-0-	100.00	-0-
TOTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 3,122.56	\$ 17,326.74	\$ -0-
 7. PROPERTIES:	 \$ 2,000.00	 \$ 622.84	 \$ 2,000.00	 \$ 501.60
23-7-721 Furniture and Fixtures	1,000.00	-0-	377.16	-0-
721 Encumbered from 1970 Budget	1,000.00	-0-	100.00	-0-
726 Other Equipment	3,100.00	622.84	2,477.16	\$ 501.60
 TOTAL PROPERTIES	 \$ 3,100.00	 \$ 622.84	 \$ 2,477.16	 \$ 501.60
 TOTAL REDEVELOPMENT GENERAL FUND	 \$ 138,903.41	 \$ 22,779.59	 \$ 116,123.82	 \$ 4,649.70

REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT

Cash Balance as of January 1, 1971
Receipts as of May 31, 1971
Total Receipts and Balance
Total Disbursements as of May 31, 1971
CASH BALANCE AS OF: MAY 31, 1971

\$184,310.41
5,000.00
\$189,310.41
\$ 22,779.59

\$166,530.82

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District Capital Fund
 Statement as of May 31, 1971

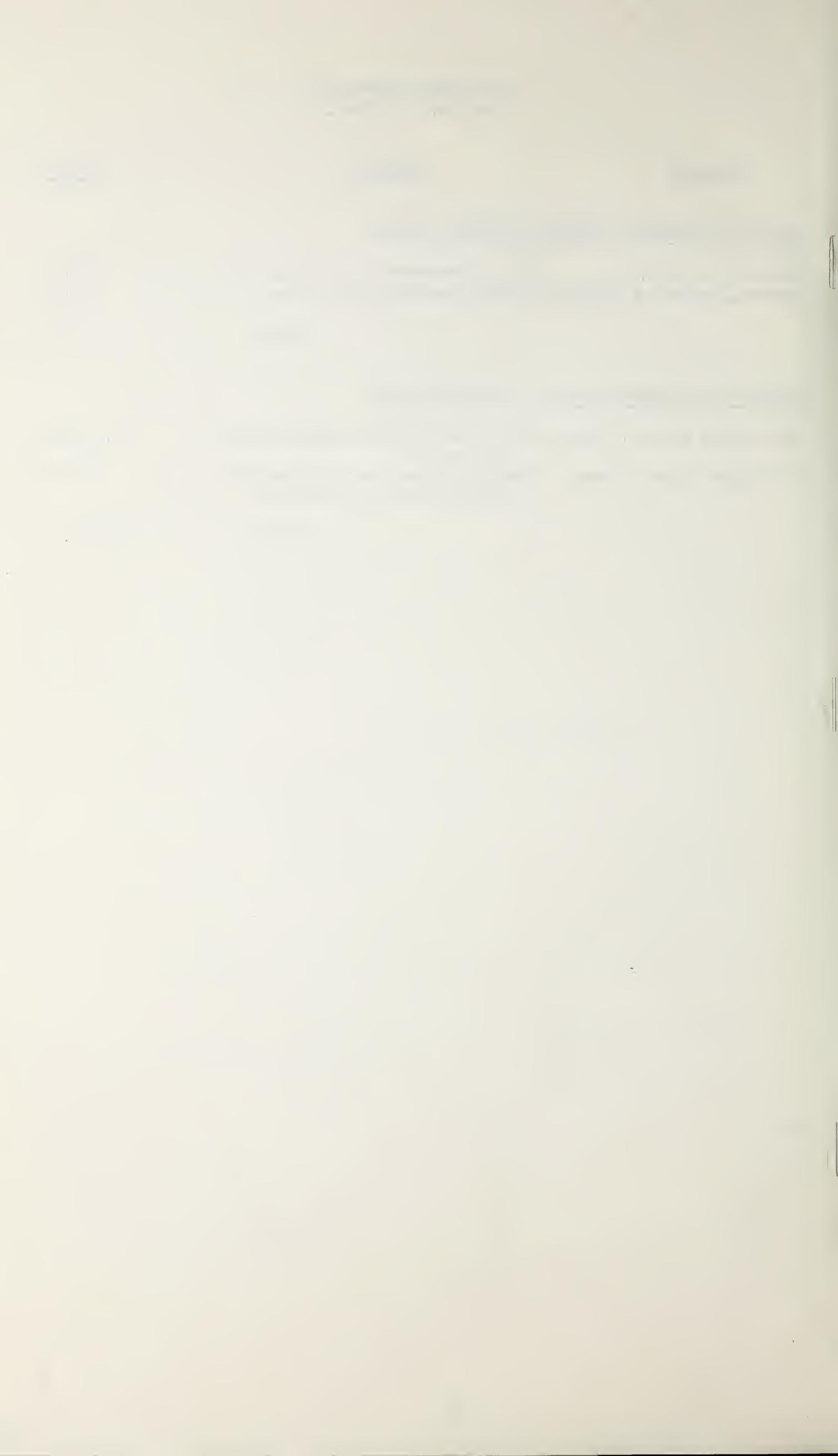
	Total Appropriation	Total Disbursed	Appropriation Balance	Disbursements
2. SERVICES CONTRACTUAL:				
44-2-261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ 350.00
261 Encumbered from 1970 Budget	21,728.32	1,493.36	20,234.96	-0-
262 Appraisals	5,000.00	-0-	5,000.00	-0-
262 Encumbered from 1970 Budget	1,459.89	305.00	1,154.89	-0-
263 Consulting Service	15,000.00	-0-	15,000.00	-0-
263 Encumbered from 1970 Budget	5,000.00	-0-	5,000.00	-0-
264 Building Demolition	15,000.00	-0-	15,000.00	-0-
264 Encumbered from 1970 Budget	5,000.00	-0-	5,000.00	-0-
265 Relocation, Electric Service	180,000.00	-0-	180,000.00	-0-
265 Encumbered from 1970 Budget	125,000.00	-0-	125,000.00	-0-
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$ 2,148.36	\$391,039.85	\$ 350.00
5. CURRENT CHARGES:				
44-5-51 Insurance	\$ 1,200.00	\$ -0-	\$ 1,200.00	\$ -0-
51 Encumbered from 1970 Budget	739.00	-0-	739.00	-0-
52 Rents	1,200.00	-0-	1,200.00	-0-
52 Encumbered from 1970 Budget	1,200.00	-0-	1,200.00	-0-
TOTAL CURRENT CHARGES	\$ 4,339.00	\$ -0-	\$ 4,339.00	\$ -0-
6. CURRENT OBLIGATIONS:				
44-6-64 Relocation Payments	\$ 50,000.00	\$ -0-	\$ 50,000.00	\$ -0-
64 Encumbered from 1970 Budget	15,775.00	4,593.56	11,181.44	-0-
65 Site Improvements	156,600.00	-0-	156,600.00	-0-
TOTAL CURRENT OBLIGATIONS	\$222,375.00	\$ 4,593.56	\$217,781.44	\$ -0-
7. PROPERTIES:				
44-7-73 Land	\$ 50,000.00	\$ -0-	\$ 50,000.00	\$ -0-
73 Encumbered from 1970 Budget	22,141.15	690.65	21,450.50	495.74
TOTAL PROPERTIES	\$72,141.15	\$ 690.65	\$ 71,450.50	\$ 495.74
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$ 7,432.57	\$684,610.79	\$ 7,432.57
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$431,696.01			
Receipts as of May 31, 1971	49,848.81			
Total Receipts and Balance	\$481,544.82			
Total Disbursements as of: May 31, 1971	\$ 7,432.57			
CASH BALANCE AS OF: MAY 31, 1971	\$474,112.25			

VOUCHERS APPROVED
May 28, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures Ind. R-51</u>		
Howard Craig	7th of 12 Additional Relocation Payment	41.66
Fort Wayne Redev. Comm.	Reimburse Petty cash as per receipts submitted	33.00
L. I. Griffin & Sons, Inc.	Inv. # 8760 demolition as per contract	4,311.54
Ft. Wayne Redev. Comm.	Reimburse R-53 for H-C share of administrative expenses	3,512.16
	TOTAL	\$7,898.36
<u>MAIN STREET Project Expenditures R-52</u>		
Ft. Wayne Redev. Comm.	Reimburse petty cash as per receipts submitted	46.80
W.L.P. Co., Inc.	Irremovable Fixture Payment	5,910.00
The Ward Insurance Co.	Payment of invoice for Policy No. LS 1724347	169.00
Moellering Construction Co.	Inv. - estimate #8 as per contract	90,697.61
	TOTAL	\$96,823.41
<u>REVOLVING FUND EXPENDITURES R-53</u>		
Civil City Payroll Fund	Pay period ending 5-1-71	2,299.96
O & W Office Products, Inc.	Inv. FW 6539 for 4 legal files	360.00
O & W Office	Inv. EW 6713 for 1 legal file less trade-in	70.00
Ft. Wayne Redev. Comm.	Reimburse petty cash as per receipts	43.08
Cottage Flowers	Inv. for artificial plant	6.12
Civil City Payroll Fund	Pay period ending 5-15-71	2,299.96
Profile Signs	Inv. for 15 foot 3/4" magnetic tape	4.50
Lewis & Christian	Inv. # 20626	314.60
Xerox Corp.	Minimum meter charge for April	60.00
Barrett, Barrett & McNagny	Monthly retainer fee	250.00
General Telephone Co.	Final Telephone bills for 456-4416 & 743-1244	21.12
City Glass	Inv. # 20892	187.00
Loos Insurance Agency	Policy # CA-293087	28.00
Royal Typewriter Co. of Ft. Wayne	Inv. # 385-Renewal Maintenance Contract	42.00
Civil City Payroll Fund	Pay period ending 5-29-71	2,244.76
	TOTAL	\$8231.10

VOUCHERS APPROVED
May 28, 1971 (Cont.)

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>REDEVELOPMENT DISTRICT CAPITAL FUND</u>		
May Stone & Sand, Inc.	Inv. # 1440-Stone for Parking Lot	495.74
Barrett, Barrett & McNagny	Monthly retainer fee for May	350.00
	TOTAL	845.74
<u>REDEVELOPMENT DISTRICT GENERAL FUND</u>		
Fort Wayne Redeve. Comm.	Reimburse R-53 for City Share of May Payroll	4,052.08
Ft. Wayne Redev. Comm.	Reimburse R-53 for City Share of Administrative expenditures	597.62
	TOTAL	\$4,649.70



MINUTES OF SPECIAL MEETING

DATE: June 17, 1971, 12:00 Noon

PLACE: Cafeteria, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: D. H. Walker
W. F. Borgmann
M. G. Scott
Hana Stith

MEMBERS ABSENT: Donald P. Eckrich

STAFF PRESENT: H. T. Wolfe

OTHERS PRESENT: John Clifton, Attorney

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana met in a special meeting in the cafeteria of the City-County Building, One Main Street, Fort Wayne, Indiana at 12:00 Noon, June 17, 1971, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

D. H. Walker
W. F. Borgmann
M. G. Scott
Hana Stith

and the following were absent:

Donald Eckrich

The President declared a quorum present.

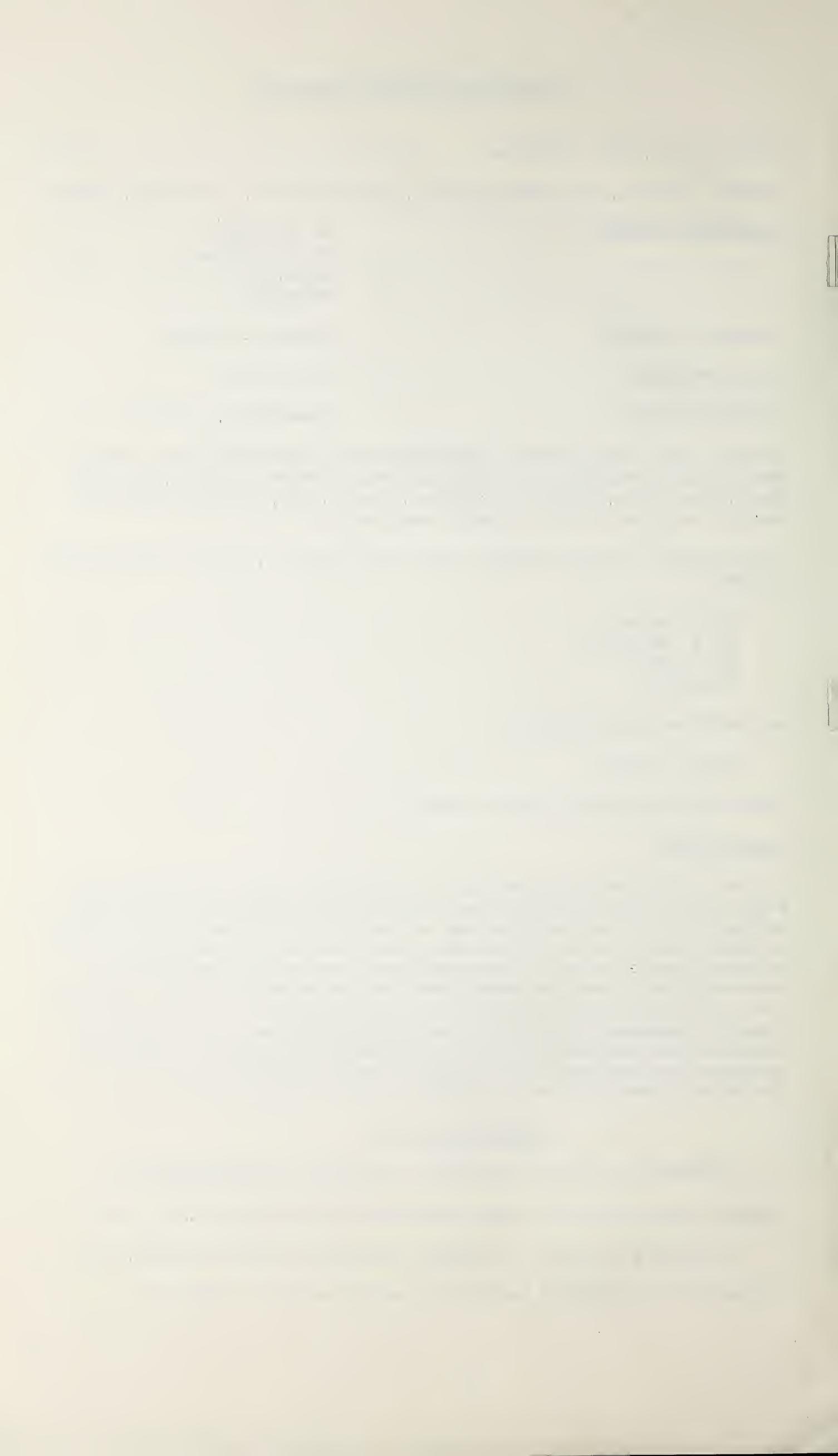
MAIN STREET

The Executive Director reported that in acquiring the parcel of real estate from Pettit Warehouse, the Redevelopment Commission had acquired an interest and obligation in a railroad siding serving said property constructed partially within the right-of-way of the N & W Railroad. Part of the obligation assumed when the Redevelopment Commission acquired said real estate was the responsibility of removing the spur track and loading dock from the property of the N & W Railroad upon its ceasing to be used by the warehouse. The Executive Director presented a copy of a proposed agreement between the N & W Railroad and the Fort Wayne Redevelopment Commission granting the Commission authority for itself or its contractor to enter upon the N & W right-of-way to remove said structure. The following Resolution was introduced, read in full and discussed:

RESOLUTION 71-10

WHEREAS, the City of Fort Wayne, Department of Redevelopment is engaged in demolition work in Main Street Urban Renewal Project, Ind. R-52;

WHEREAS, the City of Fort Wayne, Department of Redevelopment, has entered into a contract with Martin, Inc. dated September 8, 1970 for the



demolition of certain improvements; and

and

WHEREAS, the City of Fort Wayne/Martin, Inc. have entered into a

contract amendment dated June 17, 1971 whereby Martin, Inc. shall for the sum of \$5,600.00 demolish the west 149 feet of the railroad trestle and loading dock adjoining the Pettit Storage Warehouse Company building; and

WHEREAS, Martin, Inc., in carrying out said demolition work, will enter upon the real estate of the Norfolk and Western Railroad; and

WHEREAS, the Norfolk and Western Railroad has tendered written agreement, a copy of which is on file in the office of the Redevelopment Commission, authorizing the City of Fort Wayne, Department of Redevelopment, and its demolition contractor to enter upon railroad property for the purposes of demolishing the west 149 feet of the railroad trestle and loading dock provided that the City of Fort Wayne, Department of Redevelopment, indemnifies the Norfolk and Western Railroad for any and all damage occasioned to the railroad, its employees and agents, and the public, for any injury occasioned by said entry and demolition work; and

WHEREAS, the public liability insurance carried by the Contractor, Martin, Inc., is broad enough to cover any risks occasioned by entering said agreement, and

BE IT THEREFORE RESOLVED that the President of the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment, be authorized to execute said agreement for and on behalf of the City of Fort Wayne, Department of Redevelopment.

Commissioner Scott approved the adoption of the Resolution as introduced and read. Commissioner Borgmann seconded the motion and on roll call, the following voted "Aye":

D. H. Walker
W. F. Borgmann
Hana Stith
M. G. Scott

and the following voted "Nay":

None.

Thereupon, the President declared said motion carried and said Resolution adopted as introduced and read.

The Executive Director reported that a proposal had been received from Martin, Inc. the demolition contractor for the Main Street Renewal Project to remove the above track and loading dock for the amount of \$5,600.00 and presented necessary evidence indicating he had obtained the required insurance to protect both the Redevelopment Commission and the N & W Railroad from liability resulting from any accidents while removing the said spur and loading dock. The following Resolution was introduced, read in full and discussed:

RESOLUTION NO. 71-11

WHEREAS, the City of Fort Wayne, Department of Redevelopment, has entered into a demolition contract with Martin, Inc., said contract being for demolition work including the Pettit Storage Warehouse Company building in Main Street Urban Renewal Project, Ind. R-52, said contract bearing date of September 8, 1970; and

WHEREAS, the railroad trestle and loading dock adjoining the real estate formerly owned by the Pettit Storage Warehouse Company is not included in said contract; and

WHEREAS, Martin, Inc., has offered to include the demolition of 149 feet of said railroad trestle and loading dock in the demolition work to be performed for an additional sum of \$5,600.00 and has presented a form of amendment to the contract described above covering the railroad trestle demolition; and

WHEREAS, the west 149 feet of the railroad trestle and loading dock must be demolished in accordance with the obligation assumed when the Redevelopment Commission acquired the Pettit Warehouse property and buildings and same can be demolished at the same time the buildings of the Pettit Warehouse Storage Company is demolished; and

WHEREAS, the demolition bid of \$5,600.00 is fair and equitable;

BE IT THEREFORE RESOLVED that the President and Secretary of the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment, be authorized to execute said contract amendment heretofore referred to for demolition of said railroad trestle and loading dock for the sum of \$5,600.00 for and on behalf of the City of Fort Wayne, Department of Redevelopment.

Commissioner Scott moved the adoption of the Resolution as introduced and read. Commissioner Borgmann seconded the motion, and on roll call, the following voted "Aye":

D. H. Walker
W. F. Borgmann
M. G. Scott
Hana Stith

and the following voted "Nay":

None.

Thereupon, the President declared said motion carried and said Resolution adopted as introduced and read.

The Executive Director reported that in connection with the move of the Yarnelle Supply Company, Inc. from Block 2, Parcel 3 in the Main Street Urban Renewal Project, the Chicago Regional Office of the Department of Housing and Urban Development had requested a technical relocation evaluation be performed by S. M. Dix and Associates, Inc. of Grand Rapids, Michigan. The Executive Director reported that the cost of the technical relocation evaluation would be in the amount of \$852.05 which would require an amendment to the S. M. Dix Contract for appraisal services in connection with said project. The following Resolution was introduced, read in full and discussed:

RESOLUTION TO AMEND CONTRACT FOR
PROFESSIONAL AND TECHNICAL SERVICES
No-71-12

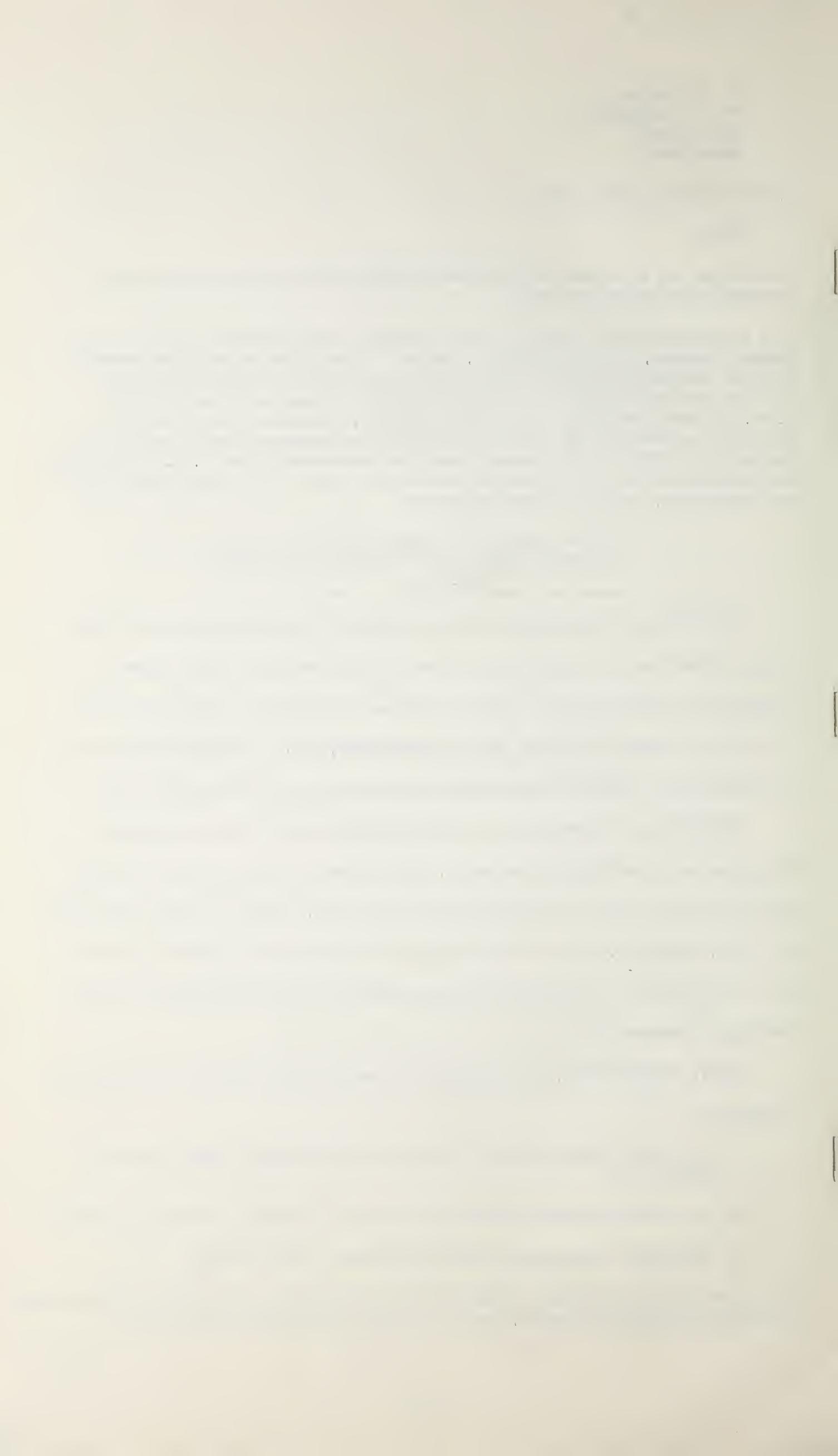
WHEREAS, an Agreement on Urban Renewal Project Ind. R-52, the Main Street Project has been entered into by and between the City of Fort Wayne, Department of Redevelopment, State of Indiana, (hereinafter referred to as the Local Public Agency) and S. M. Dix and Associates, Inc., a Michigan Corporation of Grand Rapids, Michigan (hereinafter referred to as the Contractor), and

WHEREAS, it is necessary to amend the Contract for Professional and Technical Services with the Contractor, which Contract was executed on the 6th day of December, 1965, (as amended on April 6, 1966, August 24, 1966, December 4th, 1969, March 23, 1970 and August 20, 1970) to provide for appraisal updating, to revise the rate of compensation and to extend the time of performance and the maximum compensation:

NOW, THEREFORE, the Contract shall be amended to include the following conditions:

1. Appraisal Updating shall be extended to the Yarnelle Supply Company, Parcel 2-3.
2. Rate of Compensation shall be a fixed fee, including all time and expense.
3. Maximum compensation shall be increased to \$14,796.43.

Mr. Scott moved the adoption of the Resolution as introduced and read. Commissioner Borgmann seconded the motion, and on roll call, the following voted "Aye":



D. H. Walker
M. G. Scott
W. F. Borgmann
Hana Stith

and the following voted "Nay":

None.

Thereupon, the President declared said motion carried and said Resolution adopted as introduced and read.

OTHER BUSINESS:

The Commissioners requested that the Executive Director review the existing CRP to determine what progress had been made in achieving the objectives outlined therein and present to the Commission at its next meeting a summary of those findings with a projection recommending such projects as the Commission might undertake to best serve the Community.

APPROVALS:

Minutes of meeting of April 23, 1971
Vouchers as previously submitted
Monthly statements as previously submitted.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting adjourned.



Secretary

Vouchers Approved
June 30, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures Ind. R-51</u>		
Howard Craig	8th of 12 Additional Relocation Payments	41.66
Allen Co. Treasurer	Taxes 70, pay 71 and 71 pay 72 (23-12)etc	764.08
Kuhne Abstract Co.	Abstract Fees (Parcel 23-12; 8-1 A & 8-1C)	489.30
Growth Industries	Final Acquisition	52, 517.24
Fort Wayne Redev.	Reimbursement for H-C share of administrative expense	2, 257.29
S. & L. Trucking Co.	Relocation Concept, Inc.	337.50
	TOTAL	56, 407.07

MAIN STREET Project Expenditures Ind. R-52

Pass Electric Co.	Invoice for signalization less retainage as per contract	17, 626.53
Yarnelle Supply Co.	Payment of irremovables	9, 281.00
	TOTAL	26, 907.53

REVOLVING FUND

City Utilities	Transportation Expense for April	6.96
Shrex of Fort Wayne	Office Supplies	14.00
James B. Pfundstein	Reimbursement for expenses for trip to Regional Office	4.65
Civil City Payroll Fund	Redevelopment Payroll for period ending 6-12-71	2, 284.78
Barrett, Barrett & McNagny	Mo. retainer for June	250.00
Profile Signs	Invoice for 1 desk sign	4.75
City Utilities	Office supplies & magnetic hangers	76.43
Lewis & Christian	Repairs to desks damaged in move	19.10
Xerox	660 Developer	13.30
Xerox Corp.	Minimum meter charge for May	60.00
Ft. Wayne Newspapers	Publication of legal notice	37.44
Civil City Payroll Fund	Payroll for period ending 6-26-71	2, 679.78
	TOTAL	5, 451.19

Redevelopment District GENERAL FUND

Fort Wayne Redevelopment Comm.	- reimburse R-53 for City's share of June payroll expense	3, 016.06
Ft. Wayne Redev. Comm.	reimburse R-53 for City's share of administrative expense	117.68
	TOTAL	3, 133.74

Vouchers Approved
June 30, 1971 (Cont.)

Redevelopment District CAPITAL FUND

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Babcock Moving & Storage	Relocation of W. LP. Company	14, 394. 00
Kammier Trucking, Inc.	Relocation of W. L. P. Company	14, 782. 72
Barrett, Barrett & McNagny	Mo. Retainer Fee for June	350. 00
Ward Insurance Co.	Policy # OLT 1610402-Final Audit R-52	38. 00
Transportation Consultants	Relocation of Yarnelle Supply	33, 399. 00
Martin, Inc.	Removal of Railroad Siding & Trestle	5, 600. 00
	TOTAL	68, 563. 72



FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of June 30, 1971

	Total	Appropriation	Disbursed	Total	Appropriation	Disbursed	Total	Appropriation	Disbursed	June
1. SERVICES PERSONAL:										
23-1-11 Salaries & Wages Regular	\$ 90,000.00	\$ 10,852.25		\$ 71,147.75	\$ 2,877.44					
12 Salaries & Wages Temporary	\$ 3,000.00	\$ 901.03		\$ 2,098.97	\$ 138.62					
TOTAL SERVICES PERSONAL	\$ 93,000.00	\$ 19,753.28		\$ 73,246.72	\$ 3,016.06					
2. SERVICES CONTRACTUAL:										
23-2-212 Postage	\$ 500.00	\$ 114.00		\$ 386.00	\$ 0-					
213 Travel Expense	2,000.00	36.21		1,963.79	4.65					
214 Telephone & Telegraph	1,200.00	196.20		1,003.80	0-					
Total 23-2-21	\$ 3,700.00	\$ 346.41		\$ 3,353.59	\$ 4.65					
23-2-221 Electric Current	\$ 600.00	\$ 0-		\$ 600.00	\$ 0-					
222 Gas	600.00	0-		600.00	0-					
223 Heat	800.00	0-		800.00	0-					
224 Water	100.00	0-		100.00	0-					
225 Sewage	50.00	0.00		50.00	0-					
Total 23-2-22	\$ 2,150.00	\$ 0-		\$ 2,150.00	\$ 0-					
23-2-241 Printing other than Office Supplies	3,700.00	\$ 1,196.92		\$ 3,700.00	\$ 0-					
241 Encumbered from 1970 Budget	2,829.07	0-		1,632.15	0-					
242 Publication of Legal Notices	500.00	0-		500.00	0-					
242 Encumbered from 1970 Budget	247.99	0-		247.99	0-					
243 Photograpgh & Blue Printing	500.00	0-		500.00	0-					
243 Encumbered from 1970 Budget	442.43	0-		442.43	0-					
Total 23-2-24	\$ 8,219.49	\$ 1,196.92		\$ 7,022.57	\$ 0-					
23-2-252 Repairs to Equipment	\$ 400.00	\$ 0-		\$ 400.00	\$ 0-					
252 Encumbered from 1970 Budget	210.94	79.99		130.95	32.40					
Total 23-2-25	\$ 610.94	\$ 79.99		\$ 530.95	\$ 32.40					
TOTAL SERVICES CONTRACTUAL				\$ 13,057.11	\$ 37.05					
3. SUPPLIES:										
23-3-321 Gasoline	\$ 200.00	\$ 45.19		\$ 154.81	\$ 6.96					
322 Oil	10.00	2.38		7.62	0-					
324 Other Garage & Motor	150.00	0-		150.00	0-					
324 Encumbered from 1970 Budget	85.94	45.16		40.78	0-					
Total 23-3-32	\$ 445.94	\$ 92.73		\$ 353.21	\$ 6.96					

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment ~~Official~~ General Fund
 Statement as of June 30, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	June Disbursements
23-3-361 Official Records	\$ 25.00	\$ -0-	\$ 25.00	\$ -0-
362 Stationery	200.00	16.37	183.63	-0-
362 Encumbered from 1970 Budget	102.14	102.14	-0-	-0-
363 Other Office Supplies	700.00	-0-	700.00	-0-
363 Encumbered from 1970 Budget	250.60	147.65	102.95	41.27
Total 23-3-36	\$ 1,277.74	\$ 266.76	\$ 1,011.58	\$ 41.27
 TOTAL SUPPLIES	 \$ 1,723.68	 \$ 358.89	 \$ 1,364.79	 \$ 48.23
 5. CURRENT CHARGES:				
23-5-51 Insurance	\$ 200.00	\$ 16.24	\$ 183.76	\$ -0-
52 Rents	5,000.00	216.20	4,783.80	32.40
55 Subscriptions and Dues	250.00	-0-	250.00	-0-
56 Premiums on Official Bonds	500.00	200.00	300.00	-0-
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 432.44	\$ 5,517.56	\$ 32.40
 6. CURRENT OBLIGATIONS:				
23-6-62 Retirement & Social Security (Employer's Share)	\$ 18,000.00	\$ 673.26	\$ 17,326.74	\$ -0-
62 Encumbered from 1970 Budget	2,449.30	2,449.30	-0-	-0-
TOTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 3,122.56	\$ 17,326.74	\$ -0-
 7. PROPERTIES:				
23-7-721 Furniture and Fixtures	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
721 Encumbered from 1970 Budget	1,000.00	622.84	377.16	-0-
726 Other Equipment	100.00	-0-	100.00	-0-
TOTAL PROPERTIES	\$ 3,100.00	\$ 622.84	\$ 2,477.16	\$ -0-
 TOTAL REDEVELOPMENT GENERAL FUND	 \$ 138,903.41	 \$ 25,913.33	 \$ 112,990.08	 \$ 3,133.74
 REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$ 184,310.41			
Receipts as of June 30, 1971	\$ 17,638.02			
Total Receipts and Balance	\$ 201,948.43			
Total Disbursements as of June 30, 1971	\$ 25,913.33			
 CASH PALANCE AS OF: JUNE 30, 1971	 \$ 176,035.10			

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District Capital Fund
 Statement as of June 30, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	Disbursements
2. SERVICES CONTRACTUAL:				
44-2-261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ 350.00 -0-
261 Encumbered from 1970 Budget	21,728.32	1,843.36	19,884.96	
262 Appraisals	5,000.00	-0-	5,000.00	-0-
262 Encumbered from 1970 Budget	1,459.89	305.00	1,154.89	-0-
263 Consulting Service	15,000.00	-0-	15,000.00	-0-
263 Encumbered from 1970 Budget	5,000.00	-0-	5,000.00	-0-
264 Building Demolition	15,000.00	600.00	14,400.00	600.00
264 Encumbered from 1970 Budget	5,000.00	5,000.00	-0-	5,000.00
265 Relocation, Electric Service	180,000.00	-0-	180,000.00	-0-
265 Encumbered from 1970 Budget	125,000.00	-0-	125,000.00	-0-
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$ 8,098.36	\$385,089.85	\$ 5,950.00
5. CURRENT CHARGES:				
44-5-51 Insurance	\$ 1,200.00	\$ -0-	\$ 1,200.00	\$ -0-
51 Encumbered from 1970 Budget	739.00	38.00	701.00	38.00
52 Rents	1,200.00	-0-	1,200.00	-0-
52 Encumbered from 1970 Budget	1,200.00	-0-	1,200.00	-0-
TOTAL CURRENT CHARGES	\$ 4,339.00	\$ 38.00	\$ 4,301.00	\$ 38.00
6. CURRENT OBLIGATIONS:				
44-6-64 Relocation Payments	\$ 50,000.00	\$ 50,000.00	\$ -0-	\$ 50,000.00
64 Encumbered from 1970 Budget	15,775.00	15,775.00	-0-	11,181.44
65 Site Improvements	156,600.00	-0-	156,600.00	-0-
TOTAL CURRENT OBLIGATIONS	\$222,375.00	\$ 65,775.00	\$156,600.00	\$ 61,181.44
7. PROPERTIES:				
44-7-73 Land	\$ 50,000.00	\$ -0-	\$ 50,000.00	\$ -0-
73 Encumbered from 1970 Budget	22,141.15	2,084.93	20,056.22	\$ 1,394.28
TOTAL PROPERTIES	\$ 72,141.15	\$ 2,084.93	\$ 70,056.22	\$ 1,394.28
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$ 75,996.29	\$616,047.07	\$ 68,563.72
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$431,696.01			
Receipts as of June 30, 1971	154,122.50			
Total Receipts and Balance	\$585,818.51			
Total Disbursements as of: June 30, 1971	\$ 75,996.29			
CASH BALANCE AS OF: JUNE 30, 1971	\$509,822.22			

VOUCHERS APPROVED
July 29, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures Ind. R-51</u>		
Howard Craig	9th of 12 Additional Relocation payments-2nd year	41.66
Pence Furniture Movers Systems Engineering & Sales Ft. Wayne Redev. Commission	Small Business Displacement Pay Irremovable Fixture Payment Reimburse R-53 for H-C share of Administrative Expense	2,500.00 5,501.00 3,710.55
	TOTAL	\$11,753.21
<u>MAIN STREET Project Expenditures Ind. R-52</u>		
Martin, Inc. Carl A. Hofer & Associates	Inv. for demolition as per contract Legal Description for Freimann Park	38,160.00 85.00
	TOTAL	\$38,245.00
<u>REVOLVING FUND</u>		
Public Employees Retirement Fund OASI	Employer's share-2nd quarter	781.04
Public Employees Retirement Fund PERF	Employer's share-2nd quarter	1,869.76
The Bond Buyer	Advertising of Project Notes-Ind. R-52	51.24
City Utilities	Transportation Expense for May	46.42
IBM	Maintenance Agreement & ribbons	55.72
Barrett, Barrett & McNagny	Mo. retainer fee for July	250.00
Loos Insurance Agency	Policy # WC 90 39 29-Workmen's Comp.	56.00
Sigrist Furniture Co.	Purchase of Lamp	20.00
Civil City Payroll Fund	Pay period ending 7-10-71	2,644.78
City Utilities	Office Supplies for June	4.76
Lakeshore Typographers	Printing of 1 project note	68.45
Treasurer of Allen County	Redevelopment Commission share of telephone charges to 6/4/71	336.71
Xerox Corporation	Minimum meter charge for June	60.00
Civil City Payroll Fund	Payroll period ending 7-24-71	2,691.03
Hassel Wolfe	Reimbursement of travel exp. to Chicago	6.30
Standard Oil	Gasoline expense	8.28
Fort Wayne Newspapers	Inv. # F 18143-printing of legal notice	11.14
	TOTAL	\$8,961.63
<u>REDEVELOPMENT DISTRICT General Fund</u>		
Fort Wayne Redevelopment Comm.	Reimburse R-53 for City Share of Payroll expense	3,258.48
Fort Wayne Redevelopment Comm.	Reimburse R-53 for City Share of administrative expense	1,946.44
	TOTAL	\$5,204.92

Vouchers Approved
July 29, 1971 (Cont.)

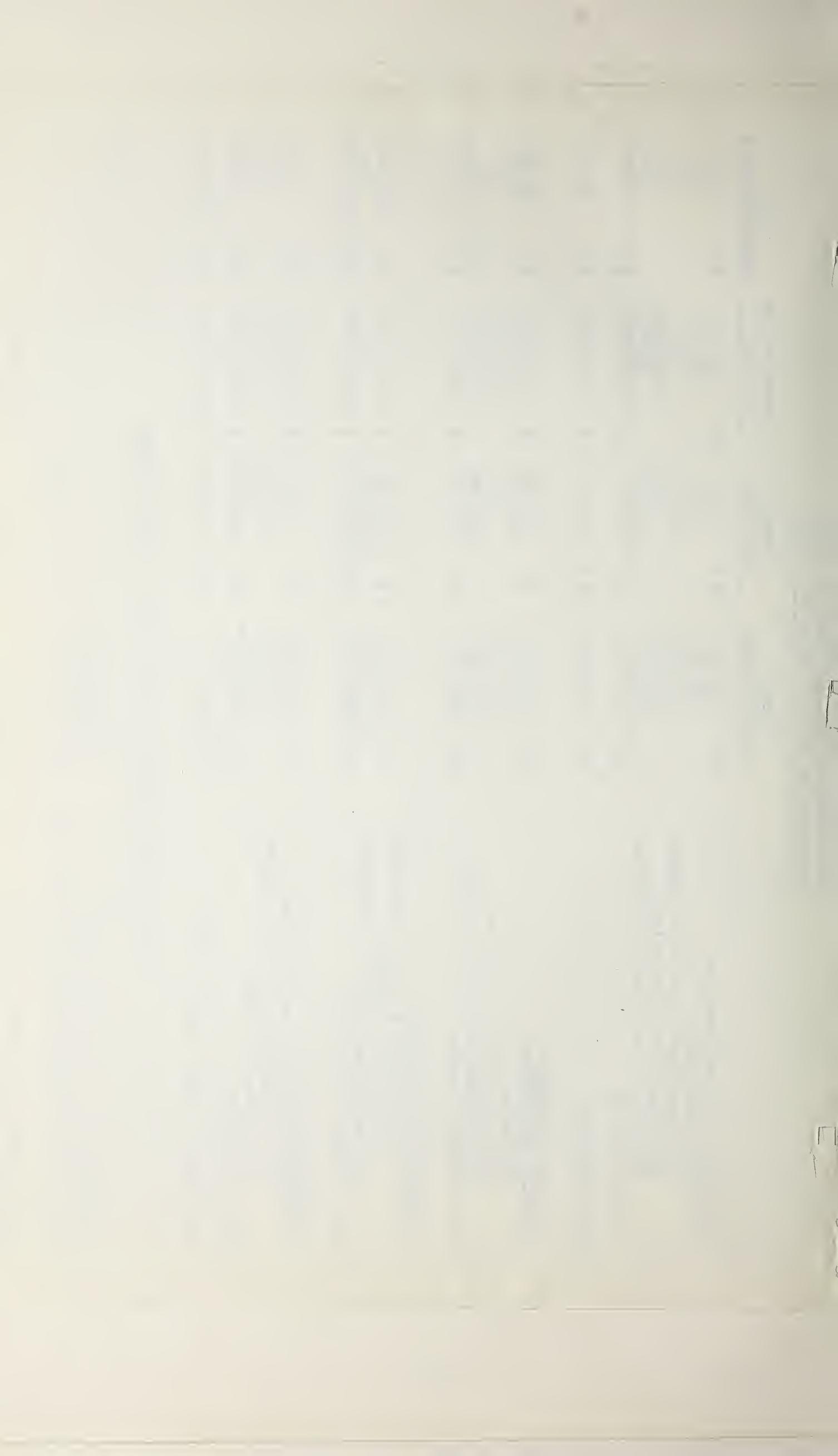
<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>REDEVELOPMENT DISTRICT Capital Fund</u>		
Barrett, Barrett & McNagny	Mo. retainer fee for July	350.00
Moellering Construction Co.	Est. #9-Main Street Reconstruction	94, 917.48
Allen Co. Treasurer	Taxes & penalties Parcel 6-12 M.S.	1, 303.29
S. M. Dix & Associates	Technical Evaluation-Parcel 2-3 M.S.	852.05
	TOTAL	\$97, 422.82

FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of July 31, 1971

	Total	Appropriation	Disbursed	Total	Appropriation	Disbursed	Total	Appropriation	Disbursed	July
1. SERVICES PERSONAL:										
23-1-11 Salaries & Wages Regular	\$ 90,000.00	\$ 21,615.86	\$ 68,384.14	\$ 2,763.61						
12 Salaries & Wages Temporary	\$ 3,000.00	\$ 1,395.90	\$ 1,604.10	\$ 494.87						
TOTAL SERVICES PERSONAL	\$ 93,000.00	\$ 23,011.76	\$ 69,988.24	\$ 3,258.48						
2. SERVICES CONTRACTUAL:										
23-2-212 Postage	\$ 500.00	\$ 114.00	\$ 386.00	\$ 0-						
213 Travel Expense	\$ 2,000.00	\$ 36.21	\$ 1,963.79	\$ 0-						
214 Telephone & Telegraph	\$ 1,200.00	\$ 344.35	\$ 855.65	\$ 148.15						
Total 23-2-21	\$ 3,700.00	\$ 494.56	\$ 3,205.44	\$ 148.15						
23-2-221 Electric Current	\$ 600.00	\$ 0-	\$ 600.00	\$ 0-						
222 Gas	\$ 600.00	\$ 0-	\$ 600.00	\$ 0-						
223 Heat	\$ 800.00	\$ 0-	\$ 800.00	\$ 0-						
224 Water	\$ 100.00	\$ 0-	\$ 100.00	\$ 0-						
225 Sewage	\$ 50.00	\$ 0-	\$ 50.00	\$ 0-						
Total 23-2-22	\$ 2,150.00	\$ 0-	\$ 2,150.00	\$ 0-						
23-2-241 Printing Other than Office Supplies	\$ 3,700.00	\$ 0-	\$ 3,700.00	\$ 0-						
241 Encumbered from 1970 Budget	\$ 2,829.07	\$ 1,265.37	\$ 1,563.70	\$ 68.45						
242 Publication of Legal Notices	\$ 500.00	\$ 0-	\$ 500.00	\$ 0-						
242 Encumbered from 1970 Budget	\$ 247.99	\$ 62.38	\$ 185.61	\$ 62.38						
243 Photograph & Blue Printing	\$ 500.00	\$ 0-	\$ 500.00	\$ 0-						
243 Encumbered from 1970 Budget	\$ 442.43	\$ 0-	\$ 442.43	\$ 0-						
Total 23-2-24	\$ 8,219.49	\$ 1,327.75	\$ 6,891.74	\$ 130.83						
23-2-252 Repairs to Equipment	\$ 400.00	\$ 0-	\$ 400.00	\$ 0-						
252 Encumbered from 1970 Budget	\$ 210.94	\$ 98.47	\$ 112.47	\$ 18.48						
Total 23-2-25	\$ 610.94	\$ 98.47	\$ 512.47	\$ 18.48						
TOTAL SERVICES CONTRACTUAL										
3. SUPPLIES:										
23-3-321 Gasoline	\$ 200.00	\$ 48.50	\$ 151.50	\$ 3.31						
322 Oil	\$ 10.00	\$ 2.62	\$ 7.38	\$.24						
324 Other Garage & Motor	\$ 150.00	\$ 2.09	\$ 147.91	\$ 2.09						
324 Encumbered from 1970 Budget	\$ 85.94	\$ 85.94	\$ -0-	\$ 40.78						
Total 23-3-32	\$ 445.94	\$ 139.15	\$ 306.79	\$ 46.42						

FO.R.T WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of July 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	July Disbursements
23-3-361 Official Records	\$ 25.00	\$ -0-	\$ 25.00	\$ -0-
362 Stationery	\$ 200.00	\$ 16.37	\$ 183.63	\$ -0-
362 Encumbered from 1970 Budget	\$ 102.14	\$ 102.14	\$ -0-	\$ -0-
363 Other Office Supplies	\$ 700.00	\$ -0-	\$ 700.00	\$ -0-
363 Encumbered from 1970 Budget	\$ 250.60	\$ 155.79	\$ 94.81	\$ 8.14
Total 23-3-36	\$ 1,277.74	\$ 274.30	\$ 1,003.44	\$ 8.14
TOTAL SUPPLIES	\$ 1,723.68	\$ 413.45	\$ 1,310.23	\$ 54.56
5. CURRENT CHARGES:				
23-5-51 Insurance	\$ 200.00	\$ 40.88	\$ 159.12	\$ 24.64
52 Rents	\$ 5,000.00	\$ 242.60	\$ 4,757.40	\$ 26.40
55 Subscriptions and Dues	\$ 250.00	\$ -0-	\$ 250.00	\$ -0-
56 Premiums on Official Bonds	\$ 500.00	\$ 200.00	\$ 300.00	\$ -0-
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 483.48	\$ 5,466.52	\$ 51.04
6. CURRENT OBLIGATIONS:				
23-6-62 Retirement & Social Security (Employer's Share)	\$ 18,000.00	\$ 2,196.64	\$ 15,803.36	\$ 1,523.38
62 Encumbered from 1970 Budget	\$ 2,449.30	\$ 2,449.30	\$ -0-	\$ -0-
TOTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 4,645.94	\$ 15,803.36	\$ 1,523.38
7. PROPERTIES:				
23-7-721 Furniture and Fixtures	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
721 Encumbered from 1970 Budget	\$ 1,000.00	\$ 642.84	\$ 357.16	\$ 20.00
726 Other Equipment	\$ 100.00	\$ -0-	\$ 100.00	\$ -0-
TOTAL PROPERTIES	\$ 3,100.00	\$ 642.84	\$ 2,457.16	\$ 20.00
TOTAL REDEVELOPMENT GENERAL FUND	\$138,903.41	\$ 31,118.25	\$107,785.16	\$ 5,204.92
REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$184,310.41			
Receipts as of July 31, 1971	\$17,638.02			
Total Receipts and Balance	\$201,948.43			
Total Disbursements as of July 31, 1971	\$ 31,118.25			
CASH BALANCE AS OF: JULY 31, 1971	\$170,830.18			



FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District Capital Fund
Statement as of July 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	July Disbursements
44-2-261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ 0-
261 Encumbered from 1970 Budget	\$ 21,728.32	\$ 2,193.36	\$ 19,534.96	\$ 350.00
262 Appraisals	\$ 5,000.00	\$ 0-	\$ 5,000.00	\$ 0-
262 Encumbered from 1970 Budget	\$ 1,459.89	\$ 1,157.05	\$ 302.84	\$ 852.05
263 Consulting Service	\$ 15,000.00	\$ 0-	\$ 15,000.00	\$ 0-
263 Encumbered from 1970 Budget	\$ 5,000.00	\$ 0-	\$ 5,000.00	\$ 0-
264 Building Demolition	\$ 15,000.00	\$ 600.00	\$ 14,400.00	\$ 0-
264 Encumbered from 1970 Budget	\$ 5,000.00	\$ 5,000.00	\$ 0-	\$ 0-
265 Relocation, Electric Service	\$ 180,000.00	\$ 0-	\$ 180,000.00	\$ 0-
265 Encumbered from 1970 Budget	\$ 125,000.00	\$ 0-	\$ 125,000.00	\$ 0-
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$ 9,300.41	\$383,887.80	\$ 1,202.05

CURRENT CHARGES:

44-5-51 Insurance	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ 0-
51 Encumbered from 1970 Budget	\$ 739.00	\$ 38.00	\$ 701.00	\$ 0-
52 Rents	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ 0-
52 Encumbered from 1970 Budget	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ 0-
TOTAL CURRENT CHARGES	\$ 4,339.00	\$ 38.00	\$ 4,301.00	\$ 0-

CURRENT OBLIGATIONS:

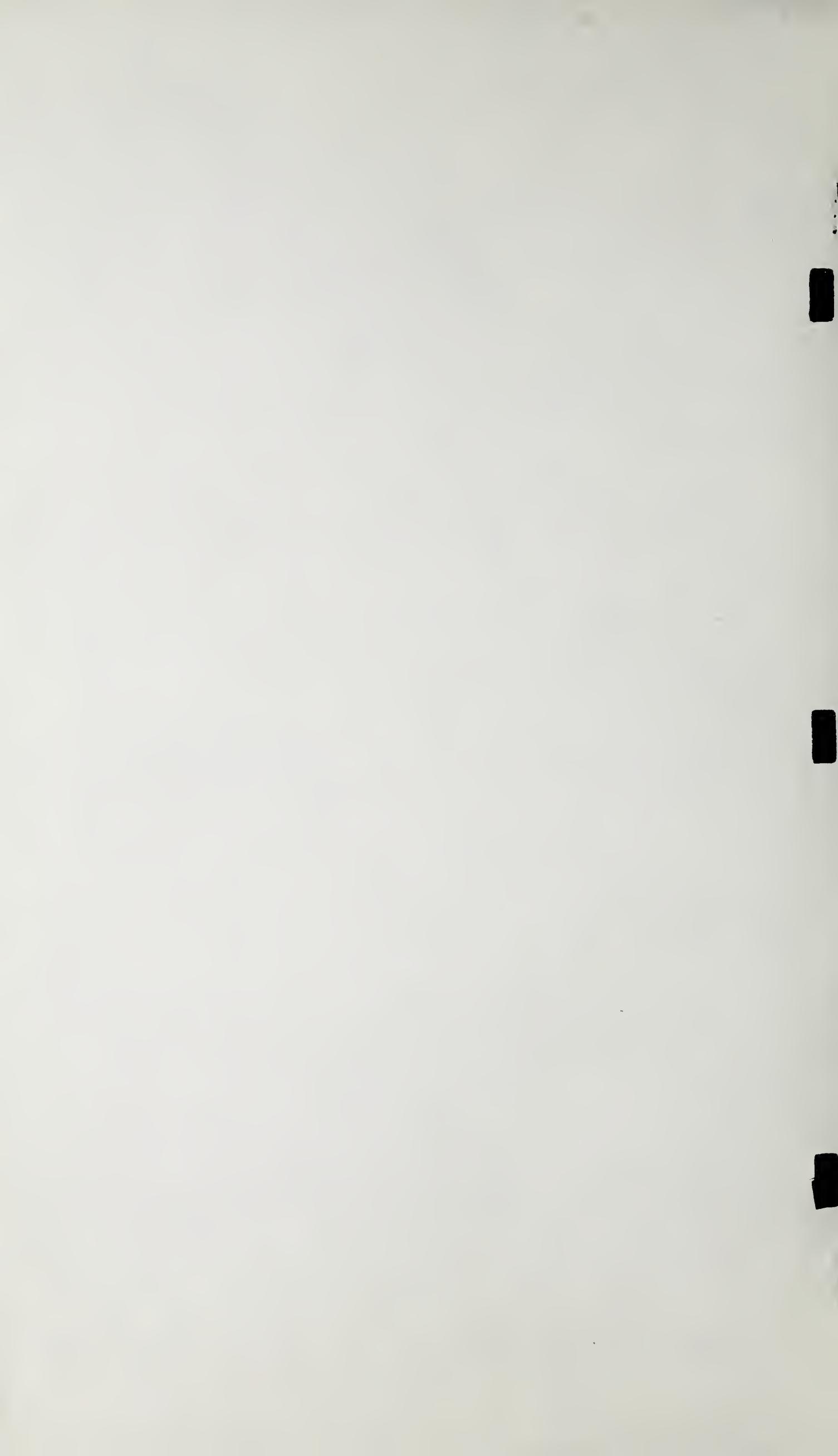
44-6-64 Relocation Payments	\$ 50,000.00	\$ 50,000.00	\$ 0-	\$ 0-
64 Encumbered from 1970 Budget	\$ 15,775.00	\$ 15,775.00	\$ 0-	\$ 0-
65 Site Improvements	\$ 156,600.00	\$ 94,917.48	\$ 61,682.52	\$ 94,917.48
TOTAL CURRENT OBLIGATIONS	\$222,375.00	\$160,692.48	\$ 61,682.52	\$ 94,917.48

PROPERTIES:

44-7-73 Land	\$ 50,000.00	\$ 0-	\$ 50,000.00	\$ 0-
73 Encumbered from 1970 Budget	\$ 22,141.15	\$ 3,388.22	\$ 18,752.93	\$ 1,303.29
TOTAL PROPERTIES	\$ 72,141.15	\$ 3,388.22	\$ 68,752.93	\$ 1,303.29
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$173,419.11	\$518,624.25	\$ 97,422.82

REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT

sh Balance as of January 1, 1971	\$431,696.01
Receipts as of July 31, 1971	\$154,122.50
Total Receipts and Balance	\$585,818.51
Total Disbursements as of: July 31, 1971	\$173,419.11
SH BALANCE AS OF: JULY 31, 1971	\$412,399.40



MINUTES OF SPECIAL MEETING

DATE: August 16, 1971, 12:00 Noon

PLACE: Chamber of Commerce, Fort Wayne, Indiana

MEMBERS PRESENT:

M. G. Scott
Donald Eckrich
D. H. Walker

MEMBERS ABSENT:

Hana Stith
W. F. Borgmann

STAFF PRESENT:

H. T. Wolfe
Jim Pfundstein

OTHERS PRESENT:

John Clifton, Attorney

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana met in a special meeting at the Chamber of Commerce, Fort Wayne, Indiana at 12:00 Noon, August 16th, 1971, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

M. G. Scott
Donald Eckrich
D. H. Walker

and the following were absent:

Hana Stith
W. F. Borgmann

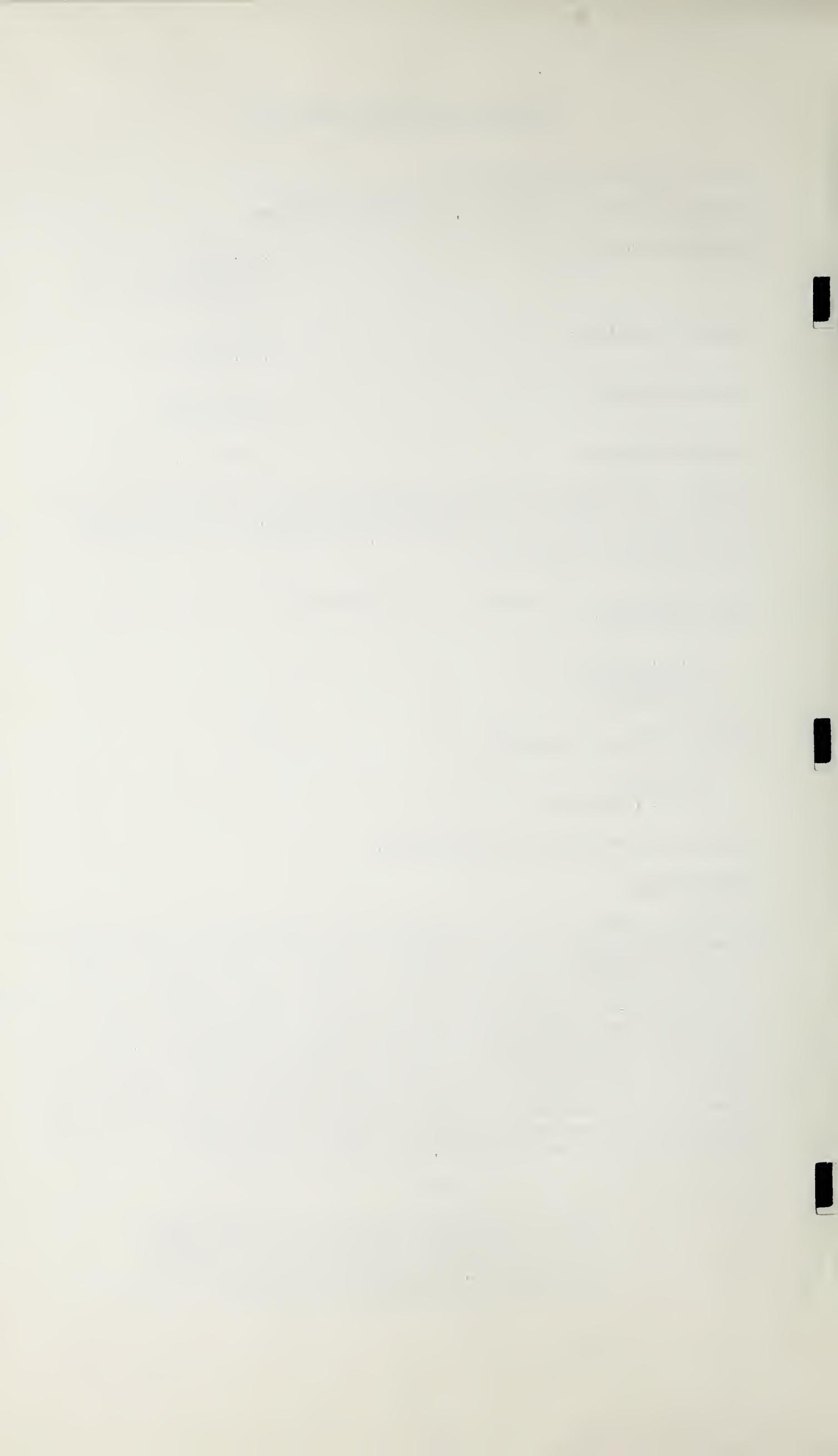
The President declared a quorum present.

MAIN STREET

The Executive Director reported that Bob Arnold with the Fort Wayne Park System had advised him that plans for Freimann Park would be complete and delivered to the Park Commission on August 23rd and distributed to contractors on August 25th for receipt of bids. He had indicated that contractors would be given two weeks to submit a proposal on the construction of the park. The Director further reported that the Commission had received approval from the Department of Housing and Urban Development to complete the transfer subject to only minor revisions in the EEO clause of the deed and the execution of a contract for sale. The Executive Director presented a copy of a contract of sale between the Fort Wayne Redevelopment Commission and the City of Fort Wayne providing for the transfer of title of that area to be developed for Freimann Park for the payment of \$1.00. The following Resolution was introduced, read in full, and discussed:

71-13

RESOLUTION PROVIDING FOR THE EXECUTION
OF AN AGREEMENT BETWEEN THE CITY OF
FORT WAYNE, DEPARTMENT OF REDEVELOP-
MENT AND THE CITY OF FORT WAYNE



WHEREAS, there has been prepared a form of Disposal Agreement titled "Agreement between the City of Fort Wayne, Department of Redevelopment, and the City of Fort Wayne, County of Allen, State of Indiana", and

WHEREAS, such form of Agreement concerns the proposed sale of land to the City of Fort Wayne for construction of a public park, which is in accordance with the Urban Renewal Plan approved for Project No. Ind. R-52 (Main Street Project, No. Ind. R-52); and

WHEREAS, transfer of this land has been approved by the Department of Housing and Urban Development,

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the City of Fort Wayne, Department of Redevelopment:

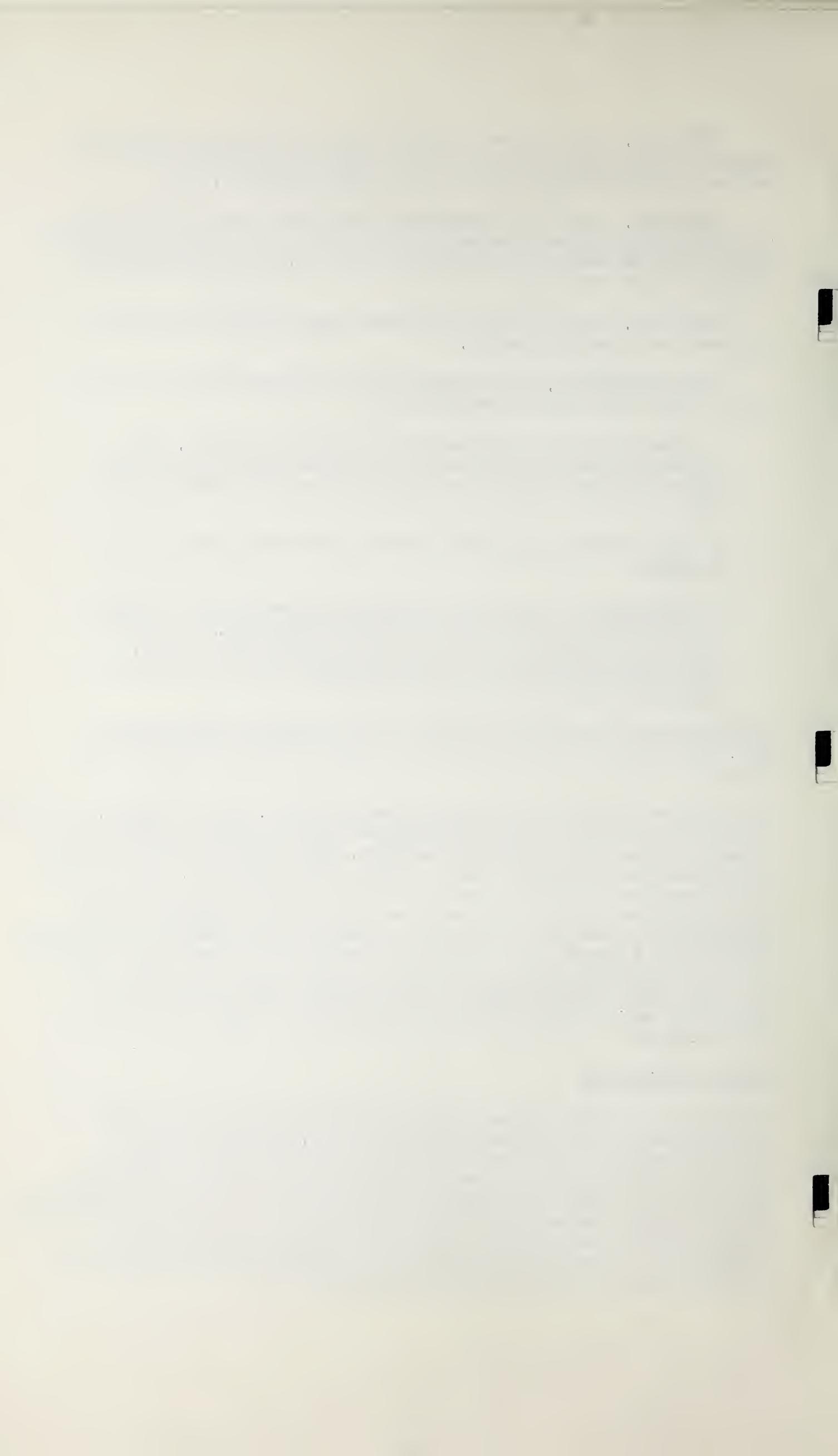
1. That it is hereby determined that the City of Fort Wayne, Park Department, has the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan.
2. That it hereby approves the disposal price of One Dollar for the property.
3. That the form of agreement is satisfactory and that the President of the Redevelopment Commission is hereby authorized, directed and empowered to execute for and on behalf of the City of Fort Wayne, Department of Redevelopment, by and through the Fort Wayne Redevelopment Commission the form of Agreement.

Commissioner Scott moved the adoption of the Resolution as introduced and read. Commissioner Eckrich seconded the motion and on roll call, the motion carried.

The President reported that he had a discussion with Mr. Harry Crawford, President of the Fort Wayne Fine Arts Foundation regarding the acquisition of the balance of that area between Barr Street and Lafayette, Main and the Railroad by the Fine Arts Foundation in accordance with the terms of their agreement. Mr. Crawford had indicated that it might be in the best interest of the Fine Arts Foundation to delay acquisition of this area if it would not jeopardize their ability to acquire the property at a later date or greatly inconvenience the Fort Wayne Redevelopment Commission. It was suggested by the President of the Commission that a meeting be held on August 25th and Mr. Crawford be invited to appear and explain the Fort Wayne Fine Arts Foundation's economic position and its desire for an extension in the time allowed to acquire said property. Those Commissioners present agreed.

HANNA-CREIGHTON

The Executive Director reported that the Contract between the Fort Wayne Redevelopment Commission and the firm of Barrett, Barrett & McNagny providing for certain legal services in connection with the Hanna-Creighton Project had expired and that it would be necessary to execute an amendment to this contract providing for the extension of time for these services. The Executive Director presented an amendment to the contract which provided for an extension of the contract under the same terms as existed in the original contract with the stipulation that contract for the legal services expires at such time as the Loan and Grant Contract for said project was terminated.



Commissioner Scott moved that the Commission authorize the execution of the amendment as presented. Commissioner Eckrich seconded the motion, and on roll call, the motion carried.

The Executive Director reported that in response to an advertisement for bids on June 11, 1971 on the balance of the site improvement work in the Hanna-Creighton Project, the Commission received four bids on the 29th of June, 1971, as follows:

John Dehner	\$249, 294. 48
Schlie Construction Company	265, 030. 50
Bercot-Gibson Construction Company	308, 147. 00
Hipskind Asphalt Corporation	265, 205. 20

The Executive Director reported that information on John Dehner, Inc. had been furnished to the Department of Housing and Urban Development and they had concurred in the award of the work to John Dehner, Inc. inasmuch as this represented the low bid which was compared to an engineer's estimate of \$251, 007. 72. Commissioner Eckrich moved that the Commission authorize the execution of the Contract with John Dehner, Inc. Commissioner Scott seconded the motion, and on roll call, the motion carried.

The Executive Director reported that the North portion of Disposition Parcel #27 was the only remaining area which the Commission had acquired which had not been offered for sale. He presented a copy of proposed Disposition Documents and procedures which he suggested they use for that portion of Parcel 27. The Documents entitled "Land Disposition Documents, 5th Public Offering, Hanna-Creighton, Ind. R-51 Commercial" were reviewed by the Commissioners. The following Resolution was introduced, read in full and discussed:

71-14

RESOLUTION OF THE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF THE CITY
OF FORT WAYNE, DEPARTMENT OF REDEVELOP-
MENT AUTHORIZING THE 5TH OFFERING OF REAL
ESTATE FOR SALE IN THE HANNA-CREIGHTON
URBAN RENEWAL PROJECT NO. IND. R-51

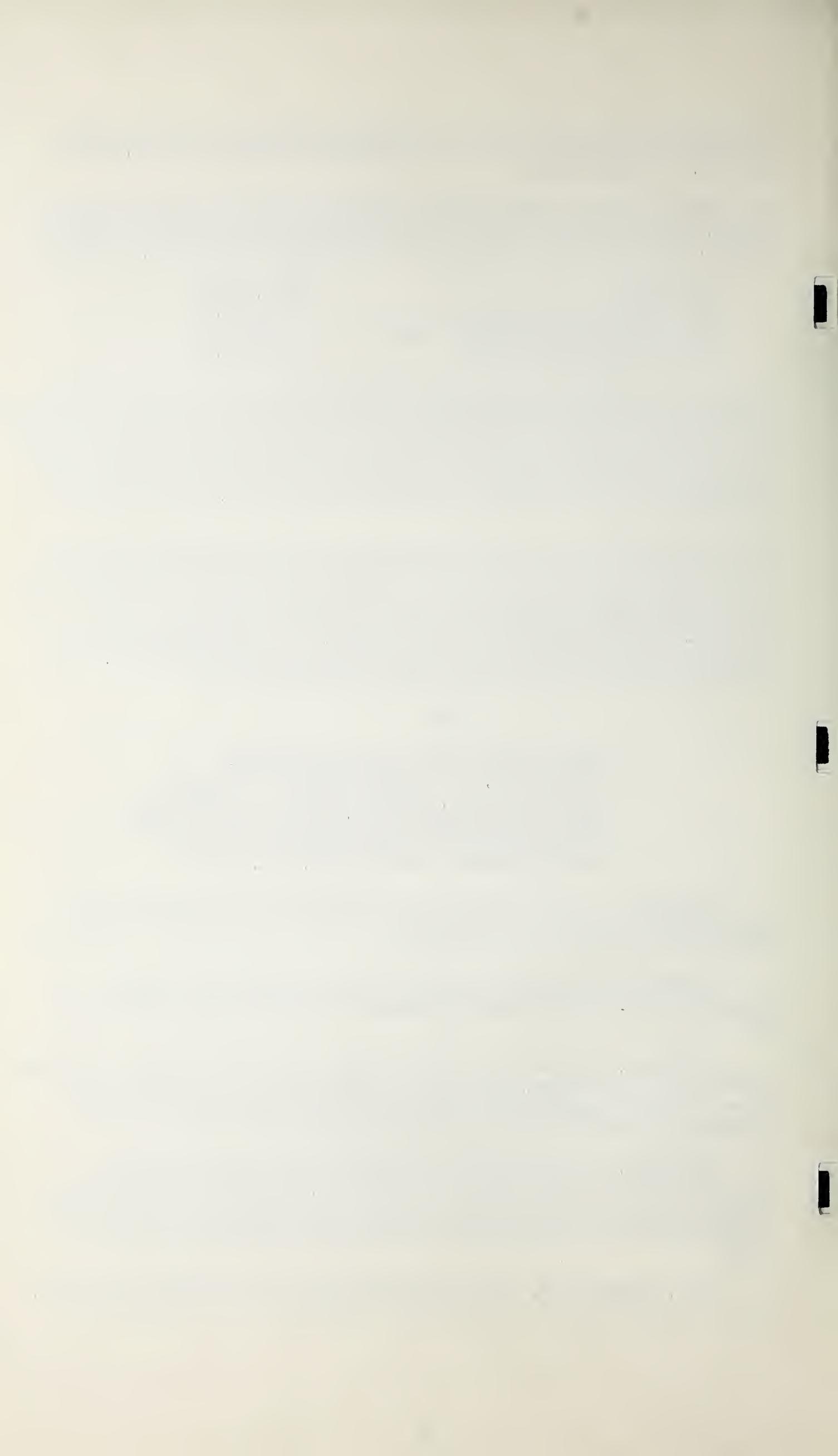
WHEREAS, the City of Fort Wayne, Department of Redevelopment, has acquired certain real estate located within the Project Area of Hanna-Creighton Urban Renewal Project No. Ind. R-51; and

WHEREAS, the purchase of said real estate was concurred in by the Department of Housing and Urban Development of the United States Government and

WHEREAS, a portion of the aforesaid real estate is now ready for disposition, and the City of Fort Wayne, Department of Redevelopment, has contracted for three (3) separate appraisals of the sale value of said real estate to be made by independent appraisers pursuant to applicable statutes; and

WHEREAS, the Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, has prepared in accordance with the statutes of the State of Indiana and the requirements of the Department of Housing and Urban Development, procedures for the disposition of said real estate.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, that:



1. The offering price set out opposite said parcel described in the attached offering sheet (Exhibit "A") will be not less than the average of the appraisals herein referred to, and said price is hereby approved as the minimum price for the sale of such parcel.

2. The land disposal procedures as set forth in the document entitled "Land Disposal Procedures", attached hereto and by this reference made a part of this Resolution, are in accordance with the statutes of the State of Indiana and the regulations of the Department of Housing and Urban Development and are determined to be appropriate to govern the disposition of the parcel described in Exhibit "A".

3. The opening of all written and sealed offers for the purchase of said real estate will be not less than thirty days after the Notice of Sale of Real Estate is published in the Fort Wayne Journal Gazette and the News Sentinel.

Commissioner Eckrich moved the adoption of the resolution as introduced and read. Commissioner Scott seconded the motion, and on roll call, the motion carried.

OTHER BUSINESS

The Executive Director presented each of the Commissioners a condensation of the Old Community Renewal Plan which was developed by the Redevelopment Commission in 1964. He suggested that the Commissioners review this document and ask such questions as they might desire at later meetings.

The Executive Director further reported that the Administration had indicated that it would support a proposal to develop that block within the East Central District bounded by Washington Blvd., Harmer, Francis and Wayne Streets as a site for housing for the elderly by the Fort Wayne Housing Authority. This would require that the Fort Wayne Redevelopment Commission acquire the site as a local program such as the Three Rivers Apartments or Rolling Mill project and make the site available to the Fort Wayne Housing Authority for construction of the units. The Commissioners indicated they felt this was a desirable type program for the Redevelopment Commission and instructed the staff to make preliminary investigations of the area as a local renewal project.

APPROVALS

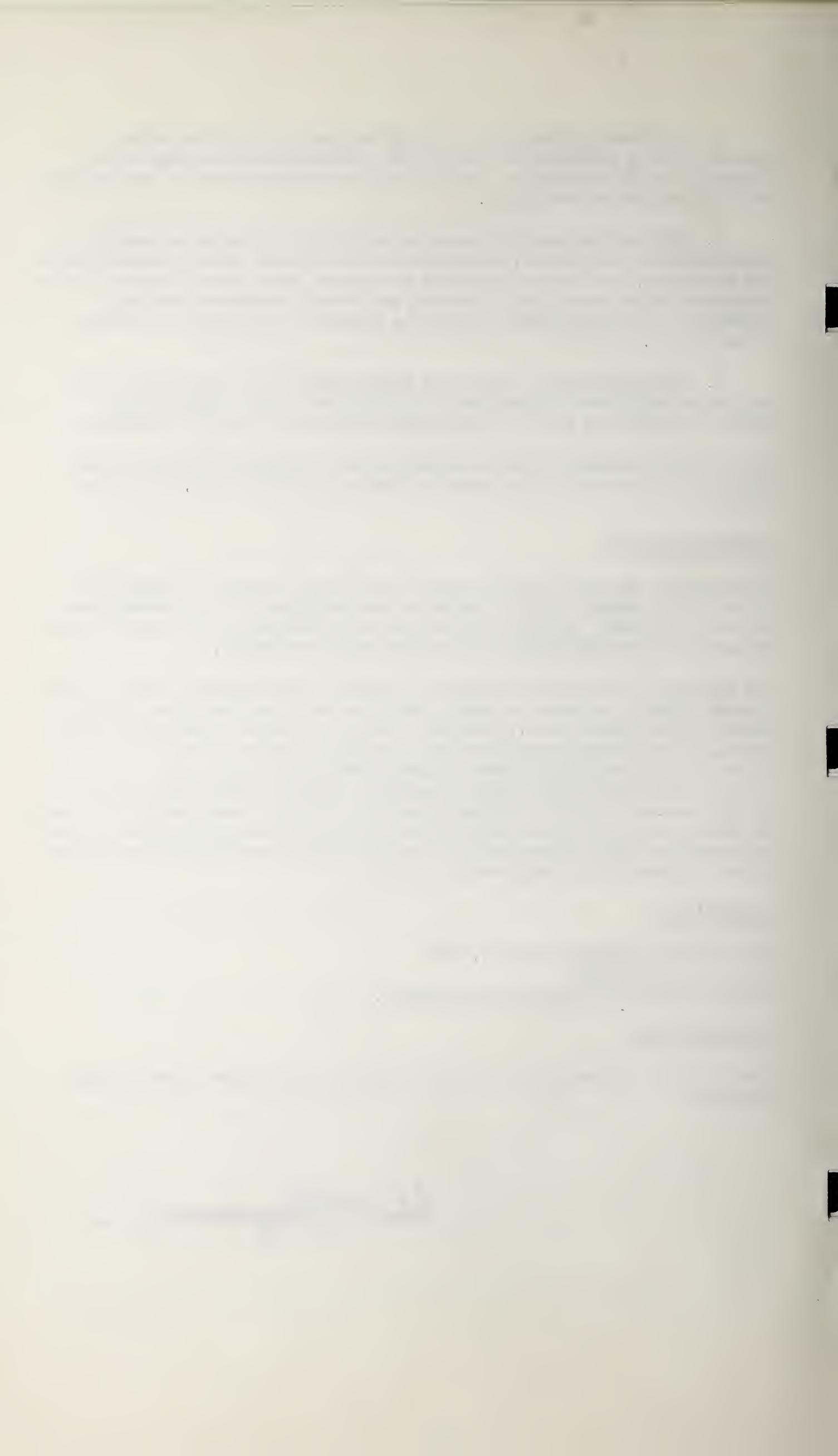
Minutes of the meeting of June 17, 1971
Vouchers as submitted
Monthly statements as previously submitted.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.



Secretary



TELEPHONE CALL

Date..... Time.....

FROM

Telephone No.

Person

TO

Tel. No.

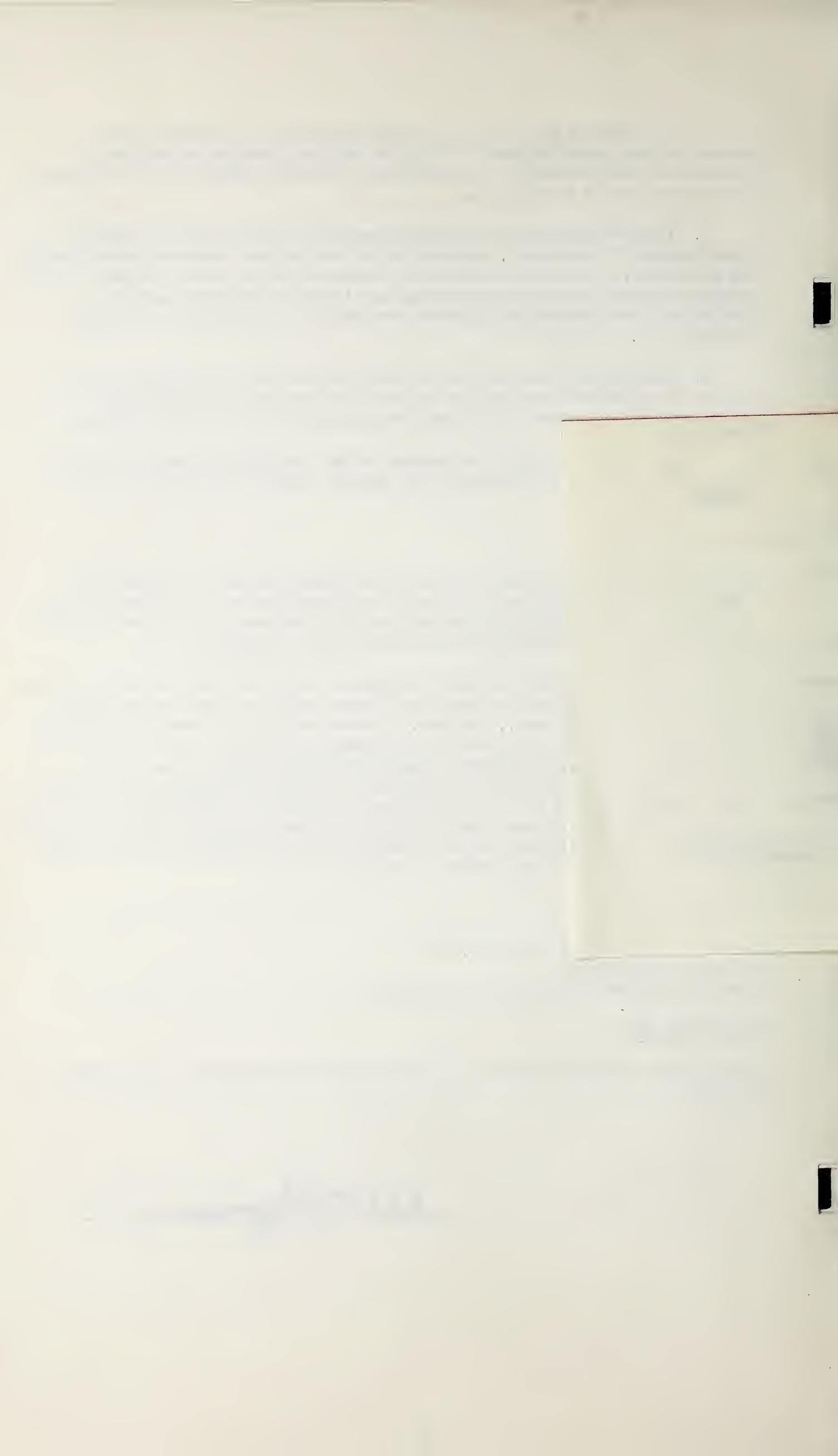
Company

Person

City..... State.....

Collect Call — Yes..... No.....

Signature of Person Making
or Accepting Call



MINUTES OF SPECIAL MEETING

DATE: August 25, 1971, 7:30 P.M.

PLACE: Office of the Redevelopment Commission, Room 729, City-County Building, Fort Wayne, Indiana

MEMBERS PRESENT:

W. F. Borgmann
Donald P. Eckrich
D. H. Walker
Hana Stith

MEMBERS ABSENT:

M. G. Scott

STAFF PRESENT:

H. T. Wolfe
Jim Pfundstein

OTHERS PRESENT:

John Clifton, Attorney
Harry Crawford, President,
Fort Wayne Fine Arts Foundation,
Diane Wolf, Journal-Gazette

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana met in a special meeting at the office of the Redevelopment Commission, Room 729, City-County Building, Fort Wayne, Indiana at 7:30 P.M., August 25, 1971, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

W. F. Borgmann
Donald P. Eckrich
Hana Stith
D. H. Walker

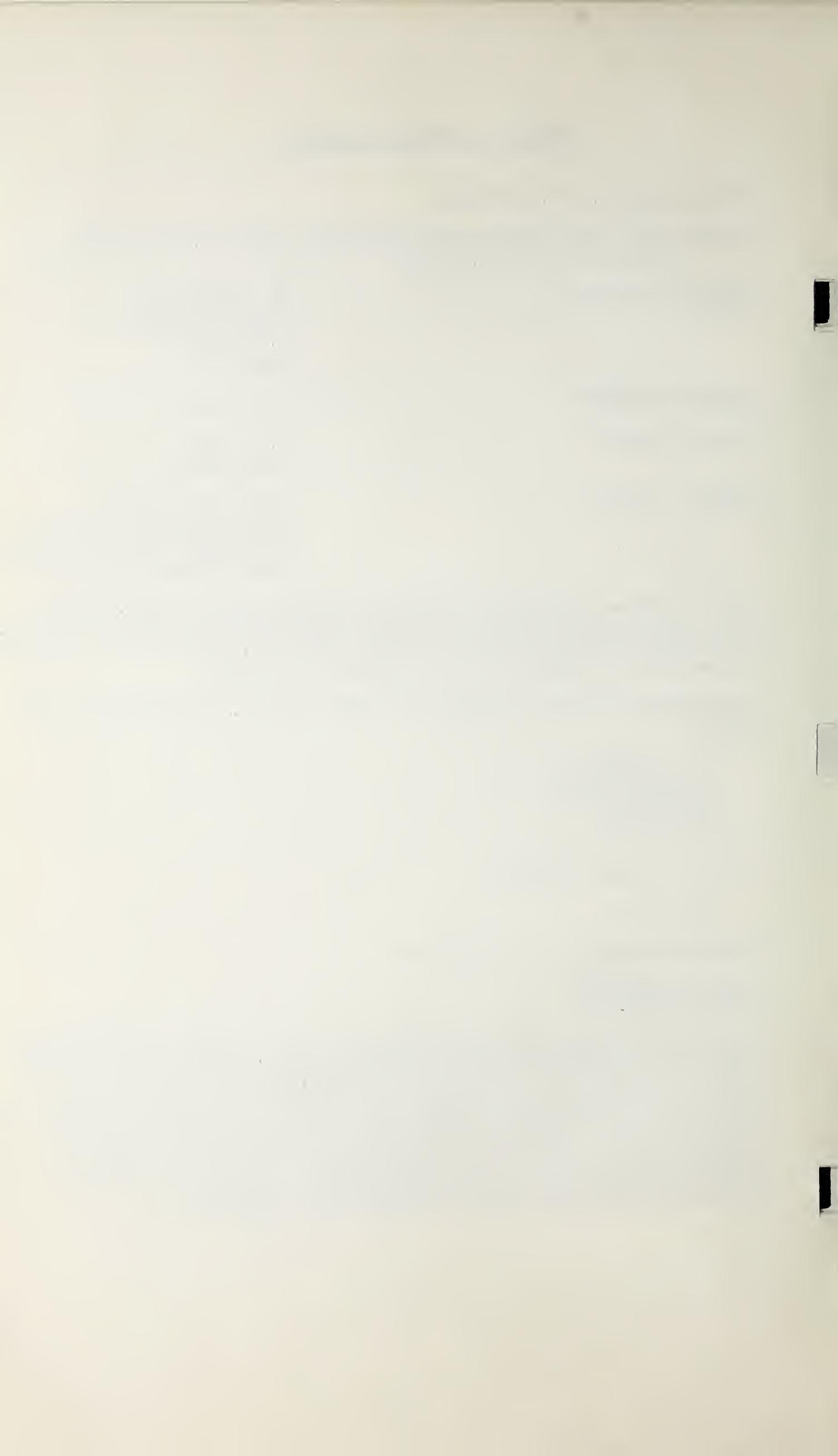
and the following were absent:

M. G. Scott

The President declared a quorum present.

HANNA-CREIGHTON

The Executive Director reported it had been over one year since the Redevelopment Commission had tenants in its Hanna-Creighton Project, but that there remained a balance of delinquent rents due in the amount of \$2,394.32. Every account was in excess of two years old and during these two years the Commission had made every effort to collect these delinquent rents. Each account had been assigned to the Credit Bureau for collection or turned over to the Redevelopment Commission's attorney to collect. It was the recommendation of the Executive Director that these rents be written off as uncollectible accounts. Commissioner Borgmann moved that the following accounts be written off as uncollectible:



Acct. #	Tenants Name	Amount
290-1	Solomon Mitchell	\$221.16
351	L. G. Morton	162.84
364	Charles Eley	368.54
446-1	Gladys Sewell	57.63
452	Delores Fett	307.00
476	John Jones	378.50
477-1	Sylvester Young	153.71
506-1	Belle Crockett	324.09
565	Fay Waller	420.85
	Total	\$2,394.32

Commissioner Eckrich seconded the motion, and on roll call, all voted "Aye". The President declared the motion carried.

MAIN STREET

The Executive Director reported that the latest information from the Park Department regarding Freimann Park was that plans would be distributed to contractors on September 1, 1971 with bids being returned to the department on September 21, 1971 and construction to proceed thereafter. It was the suggestion of the Executive Director that the Commissioners review the plans for Freimann Park and, if acceptable, approve the construction plans and authorize the execution of the deed of conveyance to the City of Fort Wayne. The following Resolutions were introduced, read in full and discussed:

Resolution No. 71-15

RESOLUTION APPROVING CONSTRUCTION PLANS SUBMITTED BY PARK DEPARTMENT, CITY OF FORT WAYNE FOR CONSTRUCTION OF FREIMANN PARK

WHEREAS, under the date of August 16, 1971, the Redevelopment Commission entered into an agreement with the City of Fort Wayne, Allen County, State of Indiana for the sale of a portion of the real estate in the Main Street Project, Ind. R-52, for development as a Public Park and in accordance with the Urban Renewal Plan for said project; and

WHEREAS, Article III of said agreement provides that the City shall submit construction plans for approval by the Commission prior to commencing construction, and .

WHEREAS, there has been presented to this Commission a set of construction plans and specifications for the construction of a public park on a portion of Parcel 3 in the Main Street Project.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Commission of the City of Fort Wayne, that the construction plans are hereby approved and a copy of the plans be retained by the Commission for its records.

Commissioner Eckrich moved the adoption of the Resolution as introduced and read. Commissioner Stith seconded the motion, and on roll call, the motion carried.

Resolution No. 71-16

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF CONVEYANCE

WHEREAS, on the 16th day of August, 1971, the City of Fort Wayne,

Department of Redevelopment (hereinafter called the "Agency"), entered into a Contract for Sale of Land with City of Fort Wayne, State of Indiana, (hereinafter called "Public Body"), with respect to certain real estate located within "Main Street Project No. Ind. R-52", (Hereinafter called "Project") in an area located in the City; and

WHEREAS, all of the real estate described in said Contract as being located in the Project Area has been acquired, and the Public Body pursuant to the terms of the Contract, is entitled to a conveyance of the real estate described in said Contract, which has not heretofore been conveyed to said Public Body, said real estate being located in Fort Wayne, Allen County, Indiana to-wit:

Lots 34 to 39, Lots 58 to 63, Lots 65 to 70,
ORIGINAL PLAT to the City of Fort Wayne,
Indiana;

TOGETHER with Dock Street, Columbia Streets,
alleys and fire alleys between or adjacent to the
aforesaid lots; EXCEPT the West 12 feet thereof;
EXCEPT the South 22 Feet thereof; and EXCEPT
any parts of lots lying within the right-of-way of the
Norfolk & Western Railway

upon payment of the sum of One Dollar (\$1.00), and

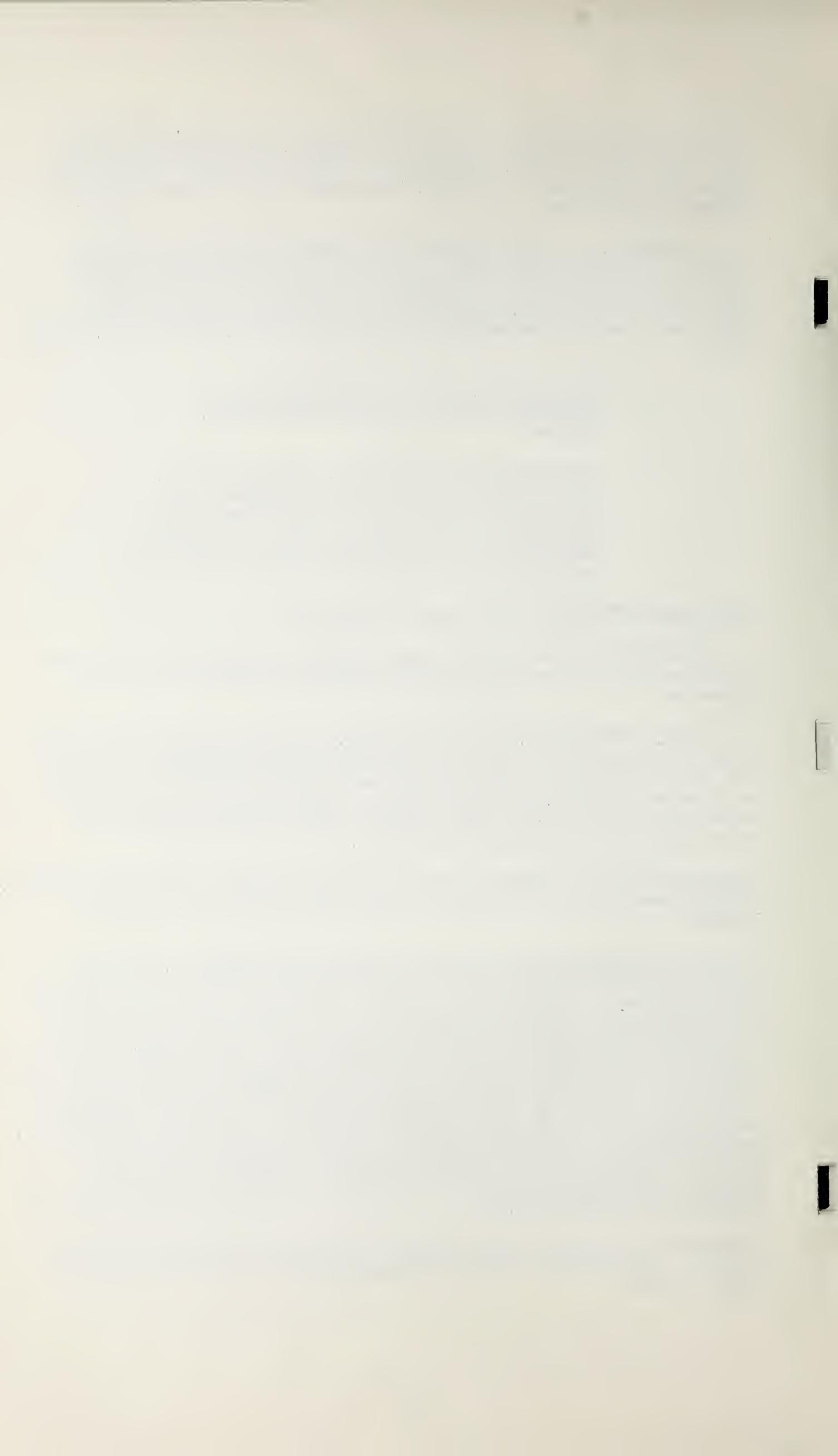
WHEREAS, attached hereto, marked Exhibit "A" and made a part hereof by this reference is a form of conveyance complying with the terms of said Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the President and Secretary of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, be and they hereby are authorized and directed to execute the Deed in the form attached hereto and deliver the same to City of Fort Wayne, State of Indiana, upon the payment by the said Public Body of the sum of One Dollar (\$1.00).

Commissioner Eckrich moved the adoption of the resolution as introduced and read. Commissioner Borgmann seconded the motion, and on roll call, the motion carried.

The Executive Director reported that on the 5th day of September, 1970, the Redevelopment Commission entered a contract with Pass Electric Company, Inc. for the installation of signalization and light standards foundations on the Main Street Project from Calhoun to Clay Streets for a contract price of \$47, 617.44. During the performance of the work, it was necessary to add additional items in the amount of \$1, 306.00. The Executive Director requested that the Commission authorize the execution of Change Order No. 1 to the Pass Electric Company contract providing for the furnishing and installation of 1 handhold, furnishing and installing 150 feet of 1 1/2 in. conduit including the connection to the light base, and the furnishing and installing of 130 ft. of 1 1/2 in conduit at a separate location and the establishment of June 22, 1971 as completion date for said Contract. The Change Order has an increase in the Contract amount of \$1, 306.00 from \$47, 617.44 to \$78, 923.44.

Commissioner Borgmann moved the approval of Change Order No. 1 to the Pass Contract. Commissioner Eckrich seconded the motion, and on roll call, the motion carried.



The Executive Director reported that on the 8th day of September, 1970, the Redevelopment Commission entered a contract with Moellering Construction Company for the reconstruction of Main Street from Calhoun Street to Clay Street, which contract, together with Change Order No. 1 previously executed brought the amount to \$372,618.84. The total amount of work completed as approved by Clyde E. Williams and Associates, Inc., Engineers for the Project, was in an amount of \$410,783.08. The Executive Director requested that the Redevelopment Commission authorize the execution of Change Order No. 2 to the Moellering Construction Company Contract increasing the contract amount by \$38,164.24 to a contract price of \$410,783.08 and establishing June 22, 1971 as the date of completion of said Contract.

Commissioner Borgmann moved the approval of Change Order No. 2. Commissioner Eckrich seconded the motion, and on roll call, the motion carried.

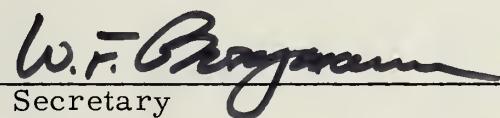
Mr. Harry Crawford, President of the Fort Wayne Fine Arts Foundation, reported that the Foundation would prefer that they not be required to take title to the balance of that block between Barr, Lafayette, Main and the Railroad on October 1st, 1971 as required by the existing agreement. This would allow the Foundation to keep these funds invested and earn interest for an additional 60-90 days thereby reducing the cost to the Foundation. Inasmuch as the Redevelopment Commission could realize revenue from the area which was currently being used as a parking lot, the Commission agreed to an informal extension to approximately December 1, 1971 with the stipulation that either party could notify the other of its desire to move the closing date forward and each agreed to cooperate in the event that the situation changed.

OTHER BUSINESS

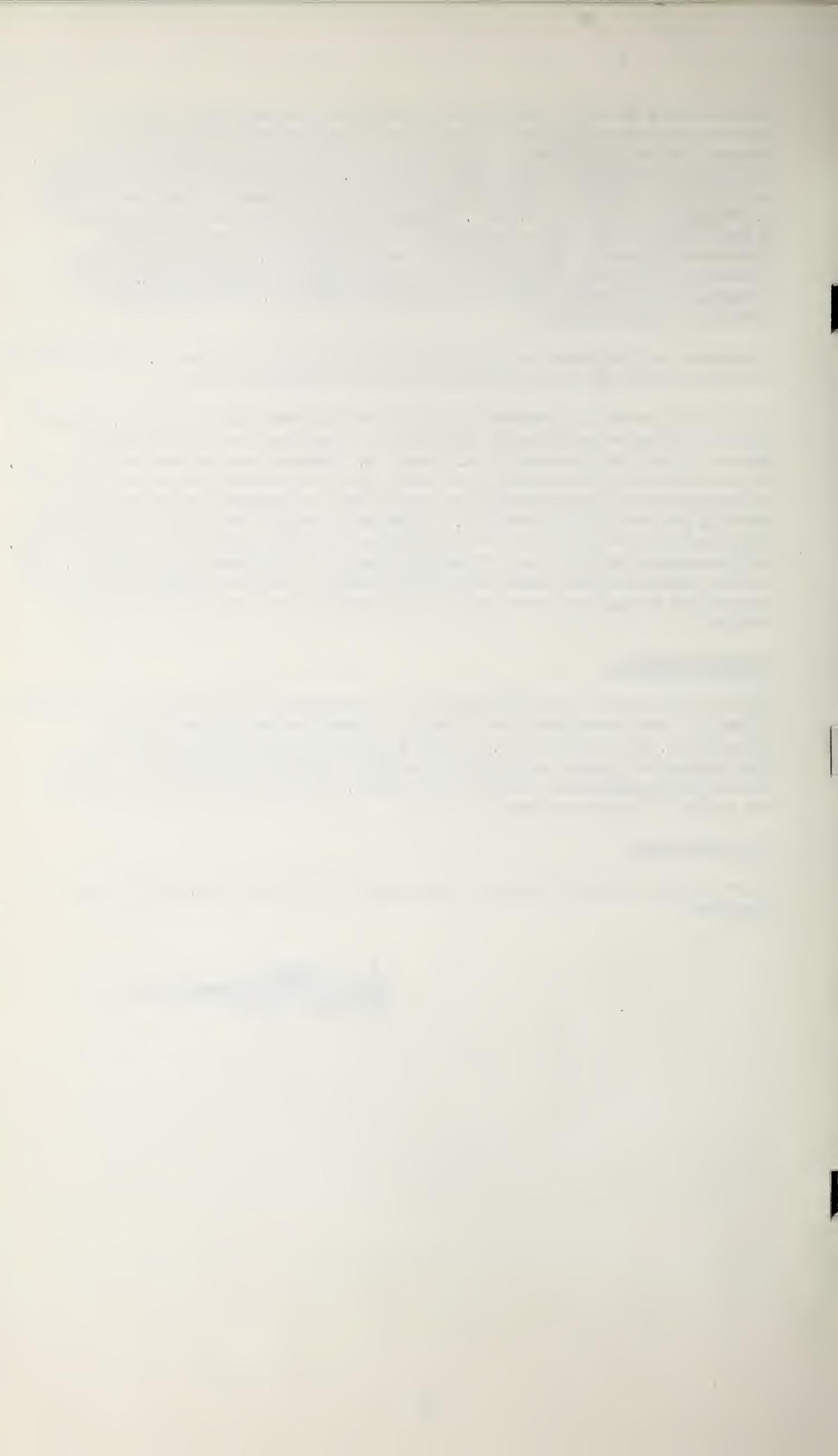
By-laws of the Fort Wayne Redevelopment Commission were reviewed and discussed at length. The Commission instructed the attorney for the Redevelopment Commission, Mr. John Clifton, to draft a set of proposed by-laws based upon those suggested changes and additions made by the Commission and distribute to each of the Commissioners at a future meeting. The By-laws would be reviewed and adopted if found acceptable.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.



Secretary



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of August 31, 1971

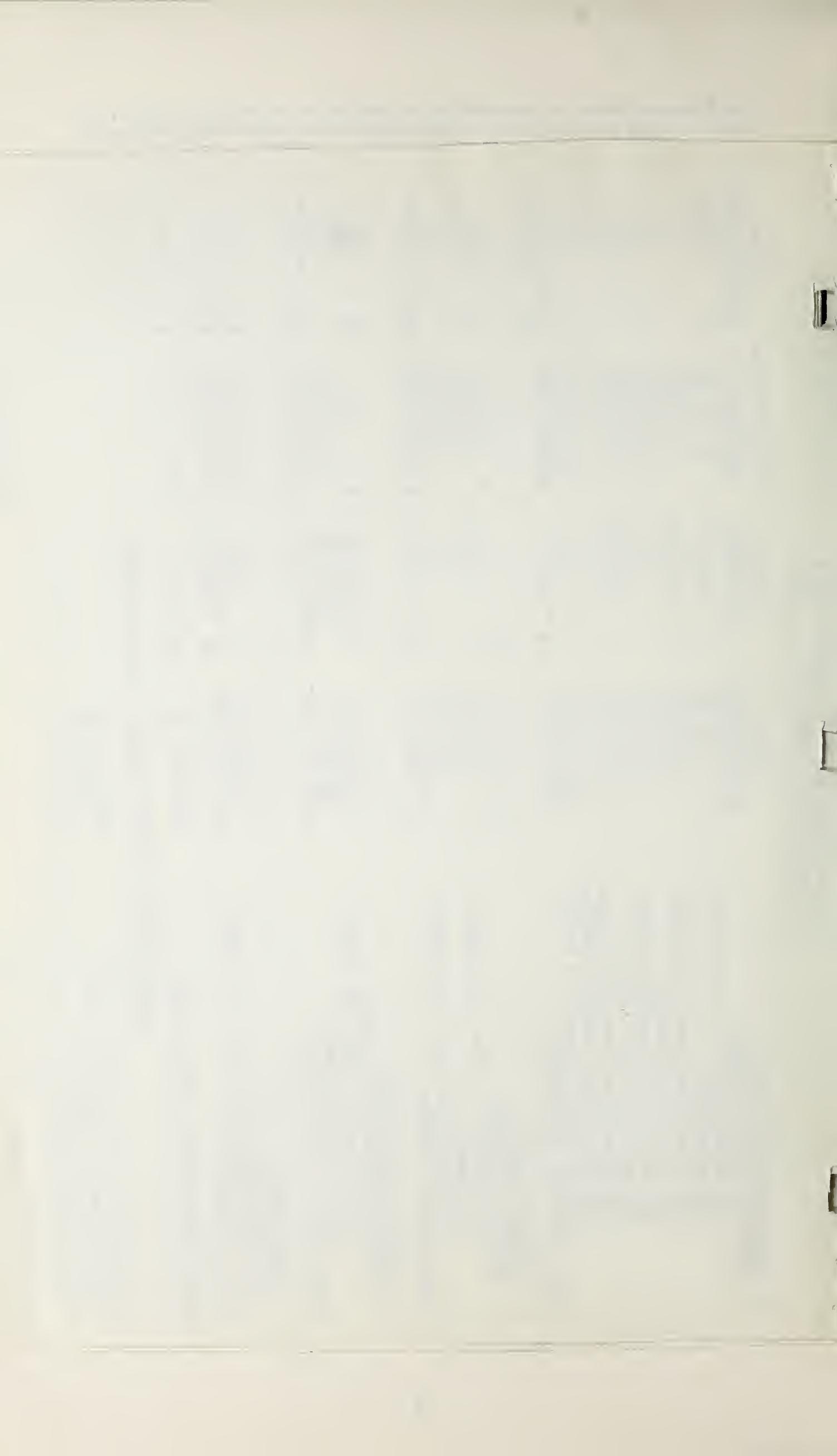
	Total	Appropriation	Disbursed	Balance	August Disbursements
1. SERVICES PERSONAL:					
23-1-11 Salaries & Wages Regular	\$ 90,000.00			\$ 65,916.85	\$ 2,467.29
12 Salaries & Wages Temporary	\$ 3,000.00			\$ 1,090.48	\$ 513.62
TOTAL SERVICES PERSONAL	\$ 93,000.00		\$ 25,992.67	\$ 67,007.33	\$ 2,980.91
2. SERVICES CONTRACTUAL:					
23-2-212 Postage	\$ 500.00	\$ 114.00	\$ 386.00	\$ 0	\$ 0-
213 Travel Expense	2,000.00	36.21	1,963.79		-0-
214 Telephone & Telegraph	1,200.00	432.63	767.37		88.28
Total 23-2-21	\$ 3,700.00	\$ 582.84	\$ 3,117.16		\$ 88.28
23-2-221 Electric Current	\$ 600.00	\$ 0-	\$ 600.00	\$ 0	\$ 0-
222 Gas	600.00	0-	600.00		-0-
223 Heat	800.00	0-	800.00		-0-
224 Water	100.00	0-	100.00		-0-
225 Sewage	50.00	0-	50.00		-0-
Total 23-2-22	\$ 2,150.00	\$ 0-	\$ 2,150.00		\$ 0-
23-2-241 Printing other than Office Supplies	3,700.00	\$ 1,265.37	\$ 3,700.00	\$ 0	\$ 0-
241 Encumbered from 1970 Budget	2,829.07	-0-	1,563.70		-0-
242 Publication of Legal Notices	500.00	0-	500.00		-0-
242 Encumbered from 1970 Budget	247.99	62.38	185.61		-0-
243 Photograph & Blue Printing	500.00	0-	500.00		-0-
243 Encumbered from 1970 Budget	442.43	4.82	437.61		4.82
Total 23-2-24	\$ 8,219.49	\$ 1,332.57	\$ 6,886.92		\$ 4.82
23-2-252 Repairs to Equipment	\$ 400.00	\$ 0-	\$ 400.00	\$ 0	\$ 0-
252 Encumbered from 1970 Budget	210.94	98.47	112.47		-0-
Total 23-2-25	\$ 610.94	\$ 98.47	\$ 512.47		\$ 0-
TOTAL SERVICES CONTRACTUAL					
3. SUPPLIES:					
23-3-321 Gasoline	\$ 200.00	\$ 51.83	\$ 148.17	\$ 3.33	
322 Oil	10.00	2.62	7.38	-0-	
324 Other Garage & Motor	150.00	2.09	147.91	-0-	
324 Encumbered from 1970 Budget	85.94	85.94	-0-		-0-
Total 23-3-32	\$ 445.94	\$ 142.48	\$ 303.46		\$ 3.33

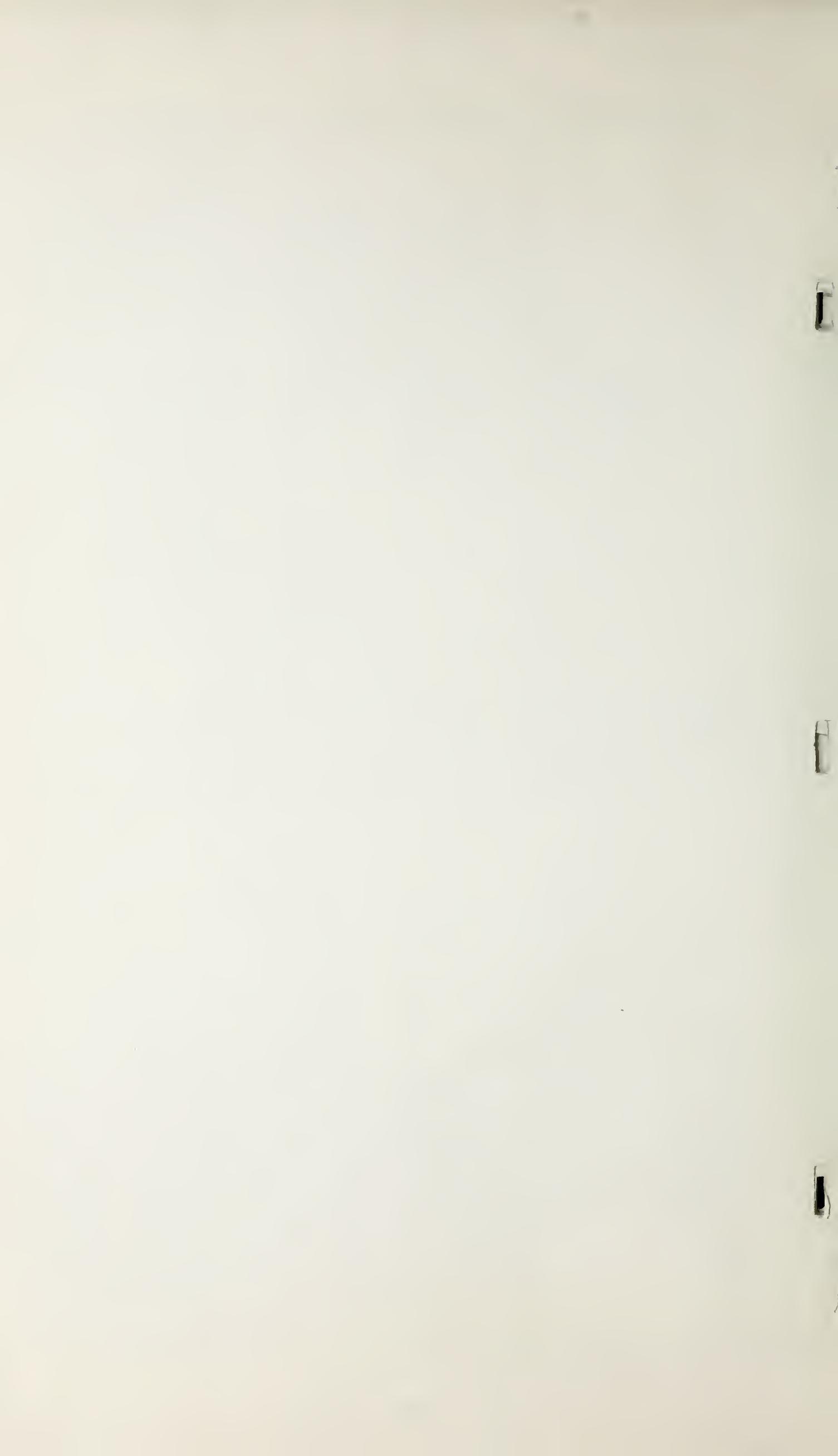
FOPT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of August 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	August Disbursements
23-3-361 Official Records	\$ 25.00	\$ -0-	\$ 25.00	\$ -0-
362 Stationery	200.00	16.37	183.63	-0-
362 Encumbered from 1970 Budget	102.14	102.14	-0-	-0-
363 Other Office Supplies	700.00	-0-	700.00	-0-
363 Encumbered from 1970 Budget	250.60	158.29	92.31	2.50
Total 23-3-36	\$ 1,277.74	\$ 276.80	\$ 1,000.94	\$ 2.50
 TOTAL SUPPLIES	 \$ 1,723.68	 \$ 419.28	 \$ 1,304.40	 \$ 5.83
5. CURRENT CHARGES:				
23-5-51 Insurance	\$ 200.00	\$ 40.88	\$ 159.12	\$ -0-
52 Rents	5,000.00	273.20	4,726.80	30.60
55 Subscriptions and Dues	250.00	-0-	250.00	-0-
56 Premiums on Official Bonds	500.00	208.00	292.00	8.00
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 522.08	\$ 5,427.92	\$ 38.60
6. CURRENT OBLIGATIONS:				
23-6-62 Retirement & Social Security (Employer's Share)	\$ 18,000.00	\$ 2,196.44	\$ 15,803.36	\$ -0-
62 Encumbered from 1970 Budget	2,449.30	2,449.30	-0-	-0-
TOTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 4,645.94	\$ 15,803.36	\$ -0-
7. PROPERTIES:				
23-7-721 Furniture and Fixtures	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
721 Encumbered from 1970 Budget	1,000.00	642.84	357.16	-0-
726 Other Equipment	100.00	13.00	87.00	13.00
TOTAL PROPERTIES	\$ 3,100.00	\$ 655.84	\$ 2,444.16	\$ 13.00
 TOTAL REDEVELOPMENT GENERAL FUND	 \$138,903.41	 \$ 34,249.69	 \$ 104,653.72	 \$ 3,131.44
 <u>REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT</u>				
Cash Balance as of January 1, 1971	\$184,310.41			
Receipts as of August 31, 1971	17,638.02			
Total Receipts and Balance	\$201,948.43			
Total Disbursements as of August 31, 1971				\$ 34,249.69
 CASH BALANCE AS OF: AUGUST 31, 1971	 \$167,698.74			

FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District Capital Fund
Statement as of August 31, 1971

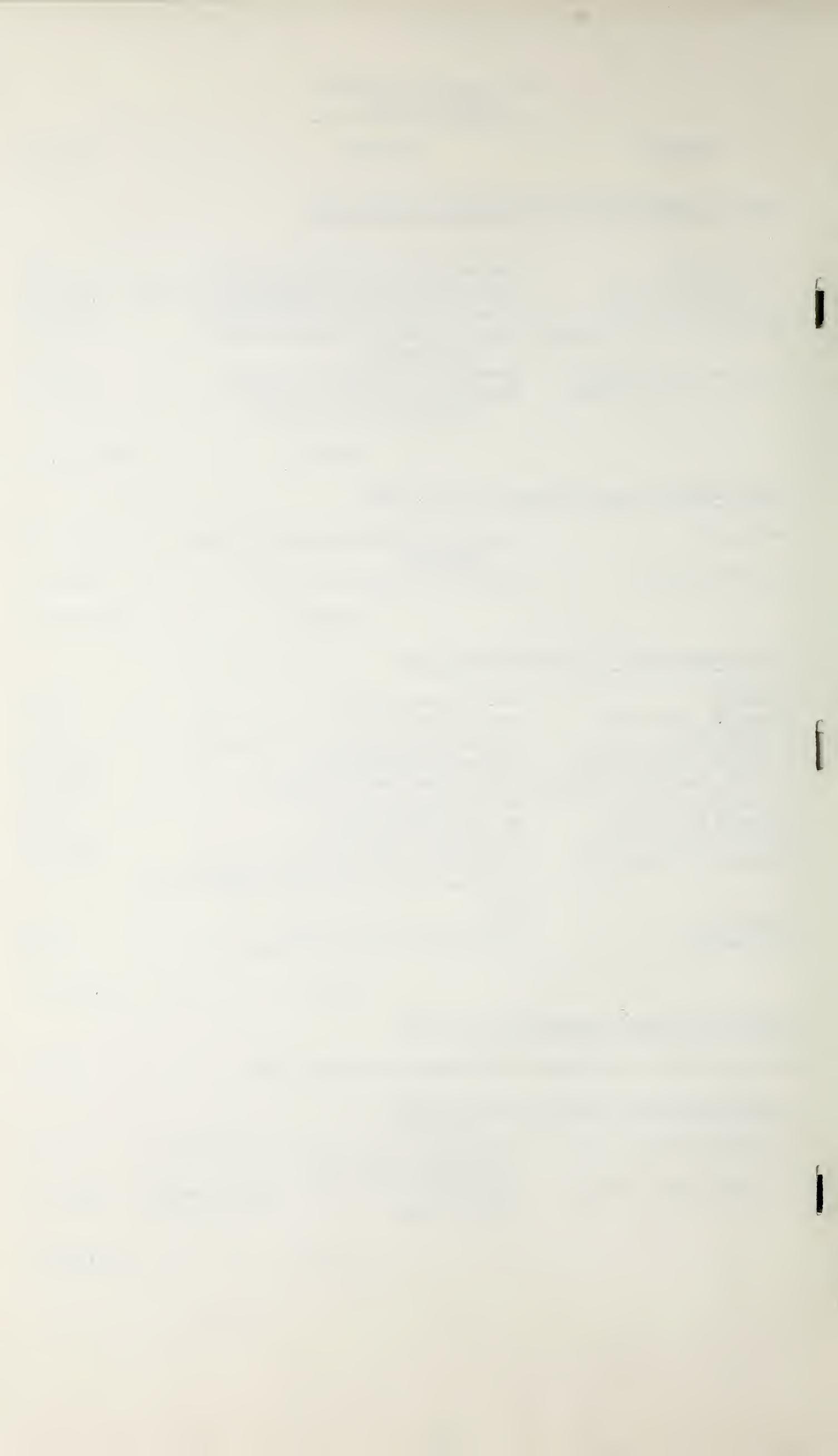
	Total Appropriation	Total Disbursed	Appropriation Balance	Disbursements	August
2. SERVICES CONTRACTUAL:					
44-2-261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ 350.00	
261 Encumbered from 1970 Budget	\$ 21,728.32	\$ 2,543.36	\$ 19,184.96		
262 Appraisals	\$ 5,000.00	\$ 0-	\$ 5,000.00		
262 Encumbered from 1970 Budget	\$ 1,459.89	\$ 1,157.05	\$ 302.84		
263 Consulting Service	\$ 15,000.00	\$ 0-	\$ 15,000.00		
263 Encumbered from 1970 Budget	\$ 5,000.00	\$ 0-	\$ 5,000.00		
264 Building Demolition	\$ 15,000.00	\$ 600.00	\$ 14,400.00		
264 Encumbered from 1970 Budget	\$ 5,000.00	\$ 5,000.00			
265 Relocation, Electric Service	\$ 180,000.00	\$ 0-	\$ 180,000.00		
265 Encumbered from 1970 Budget	\$ 125,000.00	\$ 0-	\$ 125,000.00		
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$ 9,650.41	\$383,537.80	\$ 350.00	
5. CURRENT CHARGES:					
44-5-51 Insurance	\$ 1,200.00	\$ 0-	\$ 1,200.00		
51 Encumbered from 1970 Budget	\$ 739.00	\$ 38.00	\$ 701.00		
52 Rents	\$ 1,200.00	\$ 0-	\$ 1,200.00		
52 Encumbered from 1970 Budget	\$ 1,200.00	\$ 0-	\$ 1,200.00		
TOTAL CURRENT CHARGES	\$ 4,339.00	\$ 38.00	\$ 4,301.00	\$ 0-	
6. CURRENT OBLIGATIONS:					
44-6-64 Relocation Payments	\$ 50,000.00	\$ 50,000.00	\$ 0-		
64 Encumbered from 1970 Budget	\$ 15,775.00	\$ 15,775.00	\$ 0-		
65 Site Improvements	\$ 156,600.00	\$ 94,917.48	\$ 61,682.52		
TOTAL CURRENT OBLIGATIONS	\$222,375.00	\$160,692.48	\$ 61,682.52	\$ 0-	
7. PROPERTIES:					
44-7-73 Land	\$ 50,000.00	\$ 0-	\$ 50,000.00		
73 Encumbered from 1970 Budget	\$ 22,141.15	\$ 3,388.22	\$ 18,752.93		
TOTAL PROPERTIES	\$ 72,141.15	\$ 3,388.22	\$ 68,752.93	\$ 0-	
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$173,769.11	\$518,274.25	\$ 350.00	
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT					
Cash Balance as of January 1, 1971	\$431,696.01				
Receipts as of August 31, 1971	\$154,122.50				
Total Receipts and Balance	\$585,818.51				
Total Disbursements as of: August 31, 1971	\$173,769.11				
CASH BALANCE AS OF: AUGUST 31, 1971	\$412,049.40				





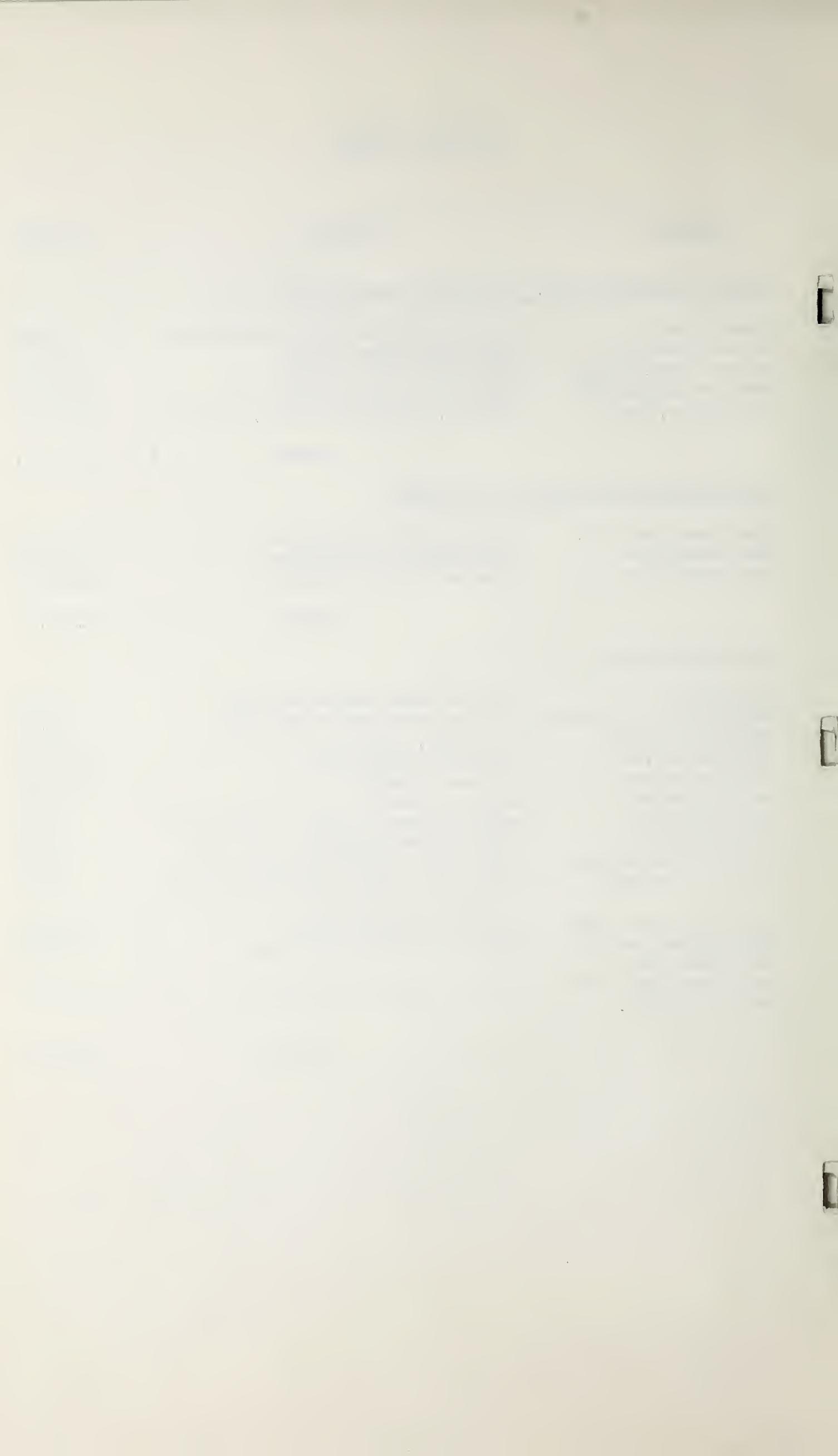
VOUCHERS APPROVED
August 31, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures Ind. R-51</u>		
Howard Craig	10th of 11 Add. Relocation payments	41.66
L. I. Griffin & Sons	Relocation of Systems Engineering (23-12)	6,500.00
Systems Engineering	Small Business Relocation Payment	2,500.00
Barrett, Barrett & McNagny	Legal services in connection with acquisition	531.09
Ward Insurance Agency	Invoice for insurance premiums	209.00
Ft. Wayne Redev. Comm.	Reimburse R-53 for H-C share of administrative expenses	2,707.20
	TOTAL	\$12,488.95
<u>MAIN STREET Project Expenditures Ind. R-52</u>		
Martin, Inc.	Payment of 10% Retainage Fee-Final Payment	8,990.00
Pass Electric Co.	Payment of invoice of 6/21/71	9,360.42
	TOTAL	\$18,350.42
<u>REVOLVING FUND EXPENDITURES R-53</u>		
Howard's	Inv. for one roll film	1.35
Frank W. King Agency	Notary Public Bond	16.00
City Utilities	Transportation Expense for June, 71	3.33
Civil City Payroll Fund	Pay period ending 8/7/71	3,171.80
Barrett, Barrett & McNagny	Mo. retainer fee for August	250.00
Xerox Corporation	Mo. minimum meter fee	60.00
Shrex of Fort Wayne	Inv. for office supplies	2.50
Civil City Payroll Fund	Pay period ending 8-21-71	3,151.80
Treasurer of Allen Co.	Redevelopment Commission share of telephone service to 8/4/71 & long distance calls	173.09
Howard's	Inv. for processing of film	3.47
City Utilities	Payment for 1 battery operated clock	13.00
	TOTAL	\$6,846.34
<u>REDEVELOPMENT DISTRICT Capital Fund</u>		
Barrett, Barrett & McNagny	Mo. retainer for August, 1971	350.00
<u>REDEVELOPMENT DISTRICT General Fund</u>		
Fort Wayne Redev. Comm.	Reimburse R-53 for August Administrative Expenses-City's share	150.53
Ft. Wayne Redev. Comm.	Reimburse R-53 for Aug. payroll expense City's share	2,980.91
	TOTAL	\$3,131.44



Vouchers Approved
September 30, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON IND. R-51 Project Expenditures</u>		
Howard Craig	11th of 12 Additional Relocation Payment	\$ 41.66
Growth Industries	Irremovable Fixture Claim	3,142.00
Habegger Engineering	Irremovable Fixture Claim	2,635.00
Habegger Engineering	Relocation Claim (23-12)	8,000.00
John Dehner, Inc.	Claim #1, Site Improvements, Phase II	32,594.51
	TOTAL	\$ 46,413.17
<u>MAIN STREET R-52 Project Expenditures</u>		
Moellering Const. Co.	Inv. #550-10 as per contract	43,752.76
Pass Electric Co.	Final Settlement of Contract	1,306.00
Moellering Const. Co.	Final Settlement of Contract	41,078.31
	TOTAL	\$ 86,137.07
<u>REVOLVING FUND</u>		
City Utilities	Transportation Expense for July	9.63
Barrett, Barrett & McNagny	Monthly Retainer for September	250.00
Shrex of Fort Wayne	Inv. # 2742, 1 postal scale	18.95
Civil City Payroll	Pay period ending 9/4/71	3,029.30
U.S. Postmaster	Purchase of stamps	140.00
Am. Oil Company	Inv. for gasoline	5.85
M. E. Raschke	Reimbursement for misc. expenditures	10.37
The Bond Buyer	Advertisement of Project Notes R-51	45.59
Ft. Wayne Newspapers	Legal Notice publication	13.06
Allen Co. Treasurer	Red. Comm. share of telephone service from 6/4/71 to 7/4/71	38.75
Civil City Payroll Fund	Pay period ending 9-18-71	2,686.80
Public Employees Retirement Fund OASI	Employer's share-3rd quarter	675.53
Public Employees Retirement Fund PERF	Employer's share = 3rd quarter	1,685.02
	TOTAL	\$ 8,608.85



MINUTES OF SPECIAL MEETING

DATE: October 21, 1971, 7:30 P.M.

PLACE: Offices of the Fort Wayne Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana

MEMBERS PRESENT:

D. H. Walker
M. G. Scott
Donald Eckrich
Hana Stith

MEMBERS ABSENT:

W. F. Borgmann

STAFF PRESENT:

H. T. Wolfe
Jim Pfundstein

OTHERS PRESENT:

Larry Riley, Journal-Gazette

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, met in a special meeting at the office of the Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana at 7:30 P.M., October 21, 1971, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

D. H. Walker
M. G. Scott
Donald Eckrich
Hana Stith

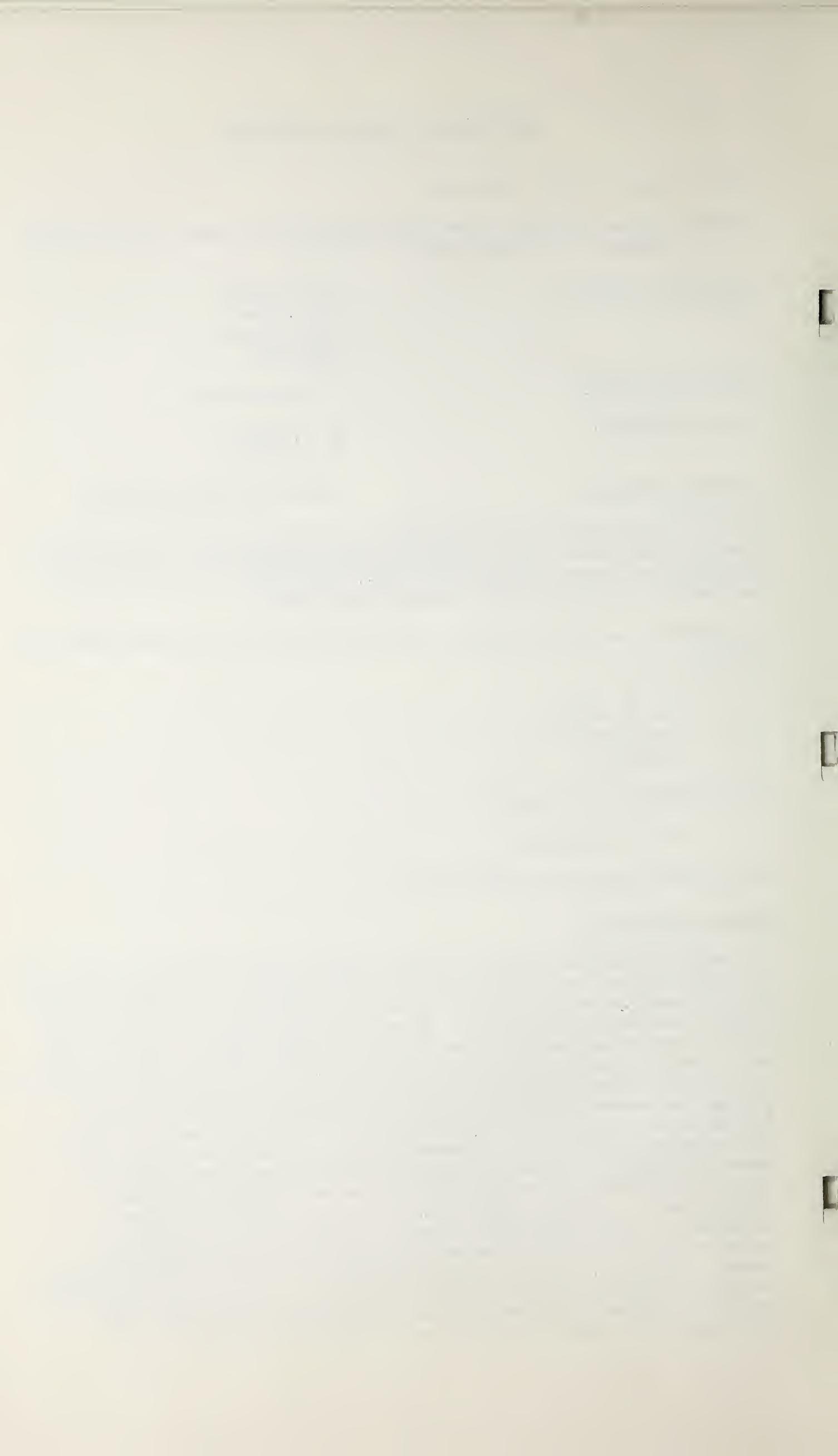
and the following were absent:

W. F. Borgmann

The President declared a quorum present.

HANNA-CREIGHTON

The Executive Director reported that under the date of the 27th day of January, 1971, the Redevelopment Commission and L. I. Griffin and Sons, Inc. entered a contract which provided for the demolition of certain structures within the Hanna-Creighton Project in an amount of \$19,890.60. Time for completion for all work under the contract was 150 calendar days from the day of the first notice to proceed. The date of the first notice to proceed was February 3, 1971. The purpose for establishing the 150 days completion time was so that the contract would not extend through negotiations between the demolition contractor and labor unions which would provide for new labor rates for union contractors. After entering the contract and releasing the first unit, the Redevelopment Commission was unable to get one of the structures vacated as a result of strikes that occurred at the time of labor negotiations. After agreement between the labor unions and the contractors, L. I. Griffin & Sons, Inc. felt that cost would be increased to an extent as a result of new labor rates that it would not be profitable to extend their time and remove the one remaining building at the agreed upon amount. Therefore, it is the recommendation of the Executive Director that the contract be amended to provide for the termination at the work completed prior to the time of negotiations between the contractors and the trade unions. The following resolution was introduced, read in full and discussed:



RESOLUTION NO. 71-18

WHEREAS, under date of January 27, 1971, the Fort Wayne Redevelopment Commission and L. I. Griffin & Sons, Inc. entered into a contract providing for the demolition and removal of certain buildings within the Hanna-Creighton Urban Renewal Project all within a period of 150 days, and

WHEREAS, after entering into said contract that structure located on Lot 27, 2217-2225 Bowser Avenue could not be vacated within the required 150 days for performance under the terms of said contract, and

WHEREAS, the Contractor's costs were increased as a result of new labor rates established between the Union and the Contractors.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that the scope of work under said contract be reduced to those structures on Lots Nos. 3, 4 and 5, 1601 South Hanna Street and that debris on Lots 17 and 18, thereby eliminating from the scope of work that structure on Lot 27 at 2217-2225 Bowser Avenue. Compensation for all work required under the amended contract shall be reduced to \$18,790.60

Commissioner Eckrich moved the adoption of the Resolution as introduced and read. Commissioner Stith seconded the motion, and on roll call, the motion carried.

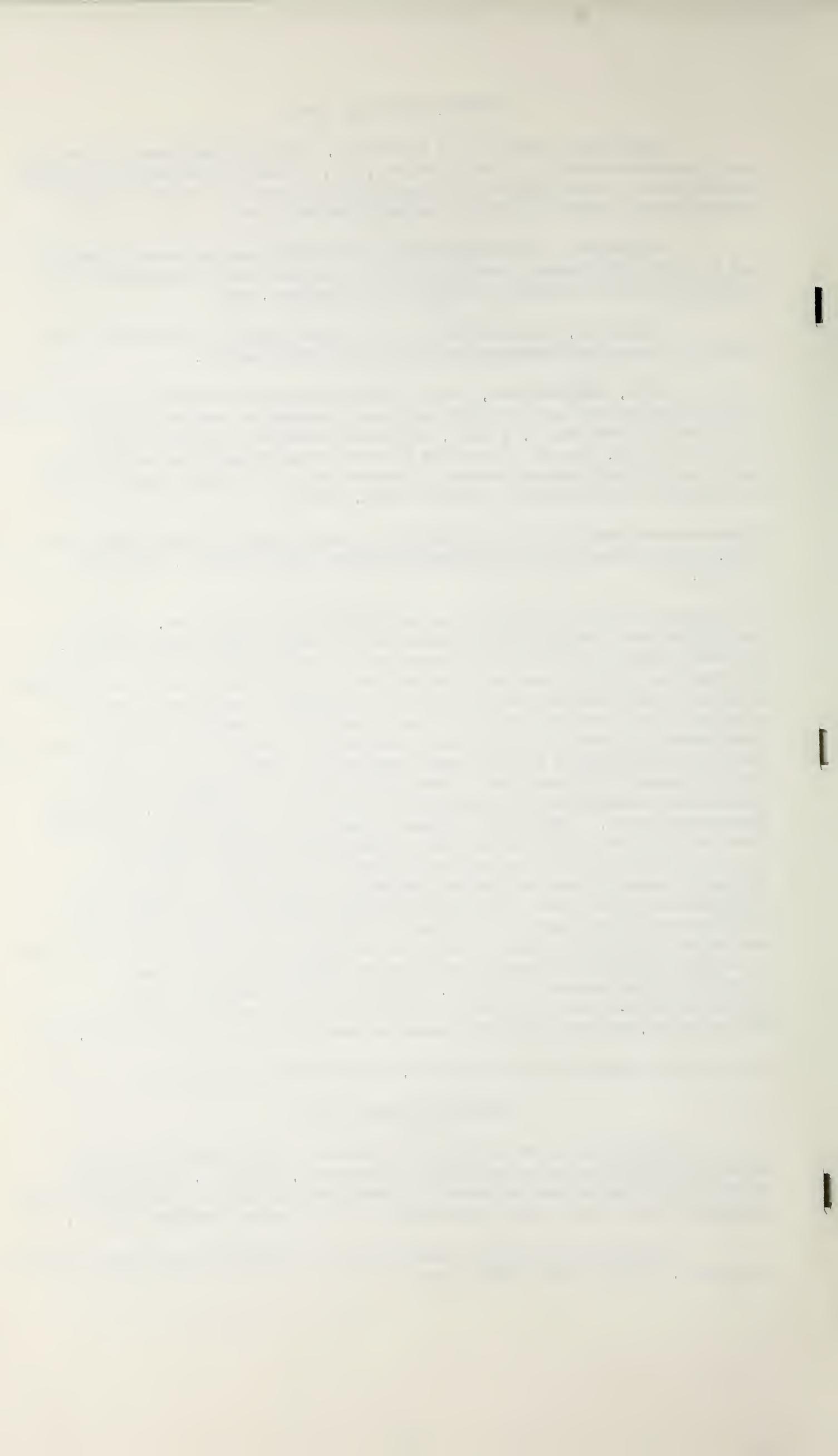
The Executive Director reported that on the 22nd day of December, 1967, the Fort Wayne Redevelopment Commission entered into a contract with Philip L. Schnelker which provided for the furnishing of all engineering services required in connection with the construction of the site improvements in the Hanna-Creighton Project. Compensation was based upon a percentage of construction costs as established by contracts with the companies engaged to construct said site improvements. However, maximum compensation payable under the terms of the contract was established at \$70,000 based upon the then estimated cost of site improvements. Estimated cost of site improvements was based upon very preliminary sketches and were prepared by others than the Philip L. Schnelker Engineering Firm. Also a large portion of site improvement costs represented those improvements to be constructed on Parcels 24 and 26 on which the Commission had received no proposal from the redevelopers. Also costs of improvements did not include that portion of perimeter streets which were ineligible as project costs. The said site improvements costs including those ineligible costs along perimeter streets had exceeded the original estimated amount of site improvements on which the maximum compensation was established the fee as earned in accordance with the scale established by the contract would exceed the amount of \$70,000. It was the recommendation of the Executive Director that the contract be amended to increase the amount of \$70,000 by \$9,000.00 bringing the amount of maximum compensation to \$79,000.

The following Resolution was introduced, read in full, and discussed:

RESOLUTION NO. 71-19

WHEREAS, under the date of December 22, 1967, the Fort Wayne Redevelopment Commission and Philip L. Schnelker, Engineer, entered into a contract providing for the furnishing of professional services in connection with the design and construction of site improvements in the Hanna-Creighton Project, and

WHEREAS, the terms of said contract provided for a maximum compensation of \$70,000 under said contract, and



WHEREAS, the fee earned in accordance with Section 4 of said contract which provided for a pay fee based upon percentage of costs of completed improvements exceeded the amount established in Section 5 for maximum compensation through no fault of the engineer.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that:

1. Section 5 of said contract shall be amended to provide that total compensation to be paid under said contract with full time resident supervision shall be established as \$79, 000.
2. All other terms and conditions of said contract shall remain in full force and effect.

Commissioner Scott moved the adoption of the Resolution as introduced and read. Commissioner Eckrich seconded the motion, and on roll call, the motion carried.

The Executive Director reported that under the terms of the agreement between the Redevelopment Commission and the Central City Civic Investment Corporation, the latter was required to acquire title to the area to be developed as a shopping center within the Hanna-Creighton project on or before September 22, 1971.

Through that date, he had received no indication from the Central City Civic Investment Corporation as to the progress made toward financing said shopping center or any later anticipated date at which the group would be in a position to acquire title to said property. He further reported that he had been approached by others interested in acquiring the site and constructing some form of local shopping center.

The Commission directed the attorney be instructed to prepare a letter of inquiry to Central City Civic Investment Corporation requesting information as to progress made towards financing said shopping center and indicating when and if they felt they would be in a position to acquire title to said land. Also the Executive Director reported that he had attempted to contact officials of the Small Business Administration in Indianapolis to determine if there were a commitment on their part to participate in the funding of the shopping area.

MAIN STREET

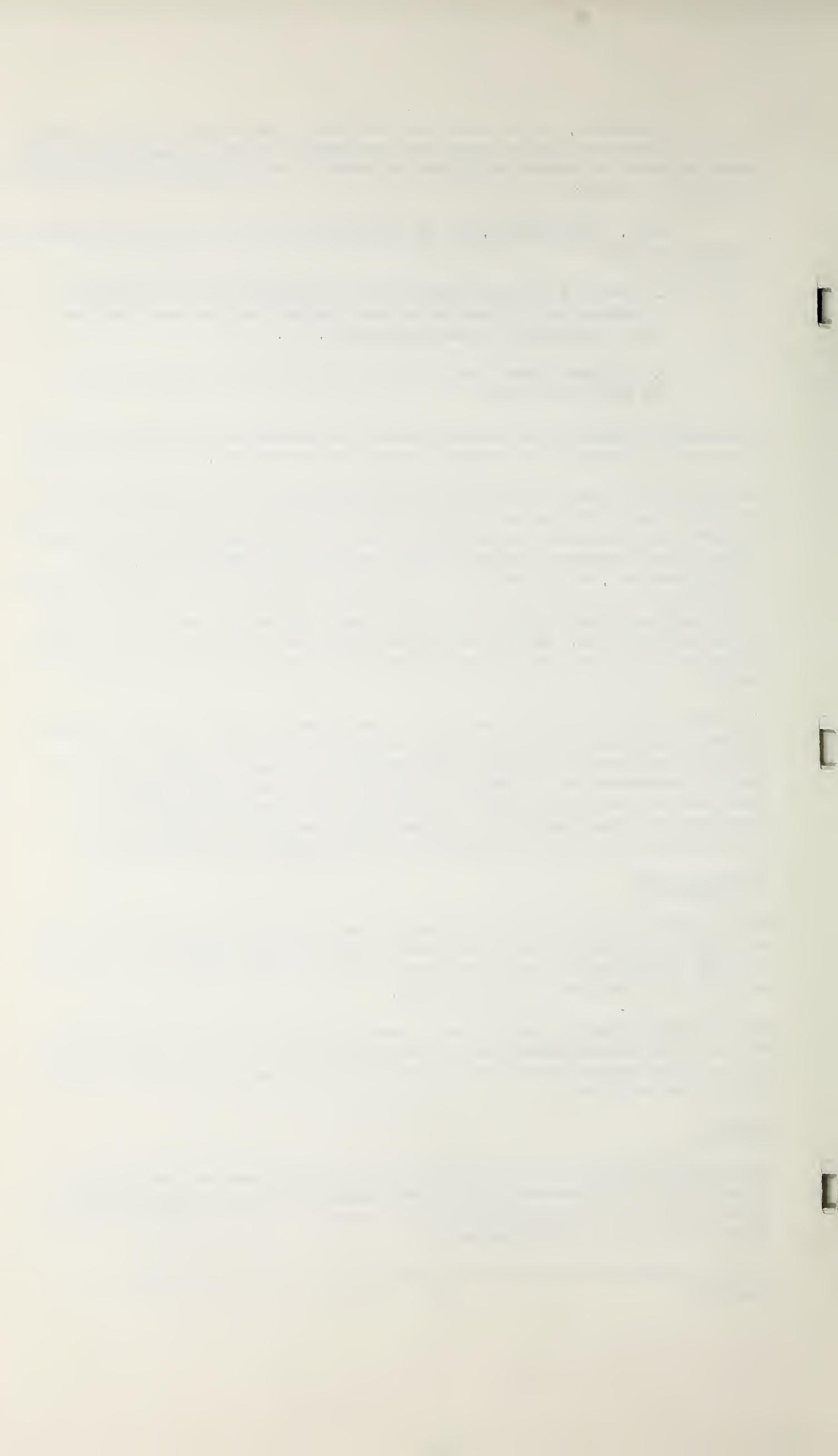
The President reported that the bids on the construction of Freimann Park had exceeded the estimated cost of \$500, 000 by 140% and that it would be necessary to redesign the said park to eliminate much of the cost. It is anticipated that the work would be ready for bid early in 1972.

The Executive Director reported that a deed to the area would be held until such time as the Freimann Estate was in a position to proceed with the construction so that the Commission could receive proceeds from the parking lot which is being operated on said area.

OTHER

The President reported that a proposed copy of the By-Laws had been distributed to each of the Commissioners prior to this meeting and it was proposed that if these by-laws were acceptable to the Commissioners they be adopted to supersede all previous by-laws and amendments.

After discussion, the following resolution was introduced, read in full, and discussed:



RESOLUTION No. 71-20

WHEREAS, the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment, adopted its By-Laws on October 20, 1960; and

WHEREAS, the City of Fort Wayne, Department of Redevelopment, recently moved its principal office; and

WHEREAS, the members of the Fort Wayne Redevelopment Commission desire to amend certain sections of their By-Laws in respect to regular meetings, special meetings, and committee memberships to facilitate the transaction of the business of said Commission.

THEREFORE, BE IT RESOLVED by the members of the Fort Wayne Redevelopment Commission that the attached set of By-Laws adopted on October 21, 1971 supersede the By-Laws adopted on October 20, 1960 and any subsequent amendments to said By-Laws.

The President instructed the Executive Director to record the Yeas and Nays on the above Resolution.

Commissioner Eckrich moved the adoption of the Resolution as introduced and read. Commissioner Scott seconded the motion and on roll call, the following voted "Aye":

D. P. Eckrich
M. G. Scott
Hana Stith
D. H. Walker

and the following voted "Nay":

None.

Absent: Commissioner Borgmann

The President thereupon declared said motion passed and said Resolution adopted as introduced and read.

APPROVALS

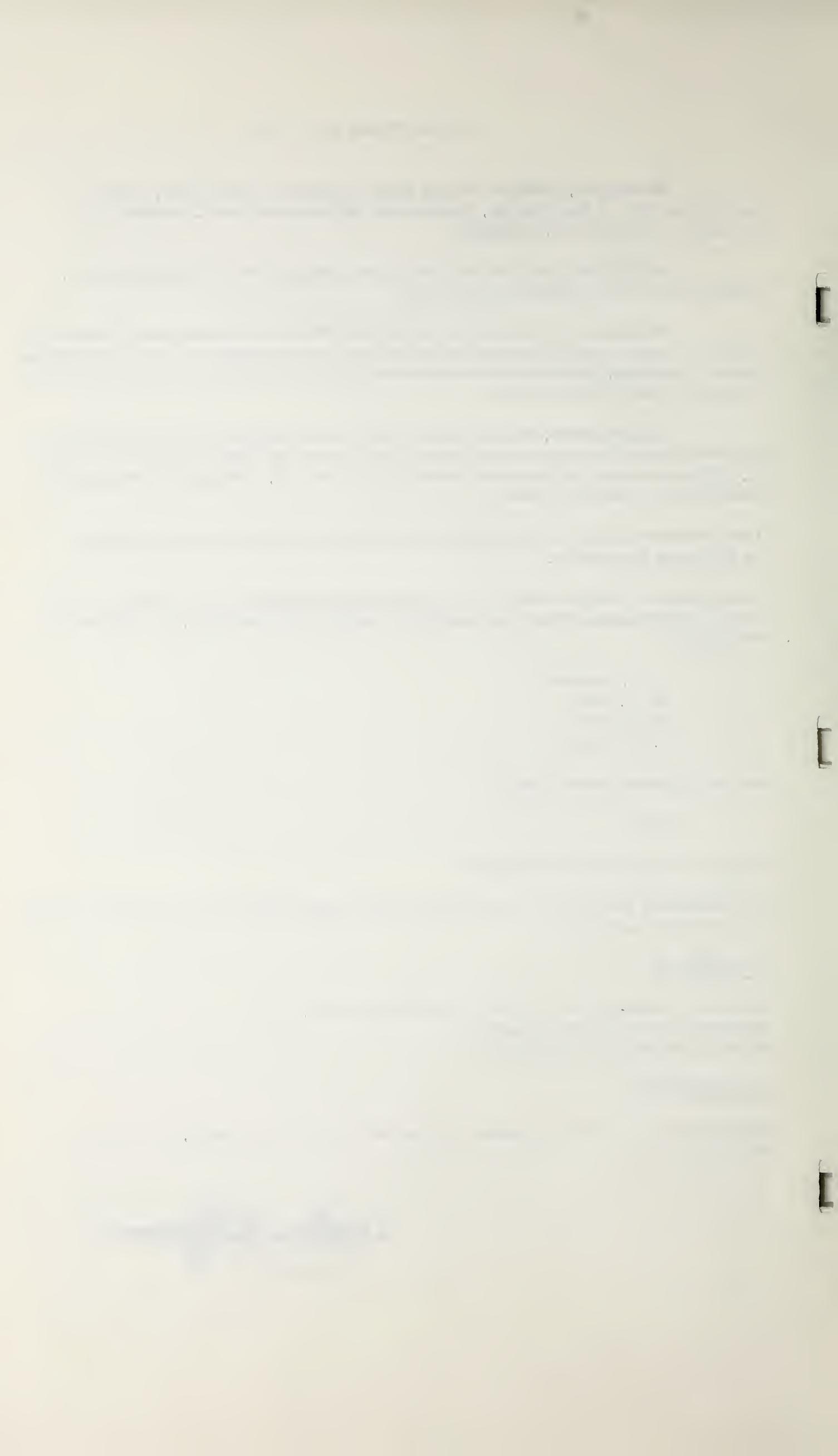
Minutes of meetings of August 16th and August 25th, 1971.
Vouchers as previously submitted
Monthly statements as submitted

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.



William F. Borgmann
Secretary



FORT WAYNE REDEVELOPMENT COMMISSION

BY - LAWS

The following By-Laws are adopted by the Fort Wayne Redevelopment Commission to facilitate the transaction of business and the exercise of its powers as enumerated in Chapter 176, 1953 Indiana Acts as amended by Chapter 187, 1955 Indiana Acts and Chapter 173 of the 1957 Acts and all Acts amendatory and supplemental thereof.

In accordance with statute, the Commission shall be known as the Fort Wayne Redevelopment Commission. The Commission shall have under its control the Department of Redevelopment, which shall be an executive department of the City of Fort Wayne.

SECTION 1.0

Officers

- 1.1 Officers. The officers of the Commission shall be a President, a Vice-President and a Secretary.
- 1.2 Election. At its annual meeting on January 2 of each year, as prescribed by law, this Commission shall elect its officers.
- 1.3 Tenure. The officers shall serve from the date of their election until their successors shall have been elected and qualified.
- 1.4 Duties. The President shall preside at all meetings of the Commission. He shall perform all the duties commonly incident to his office and shall perform such other duties as the Commission shall designate.

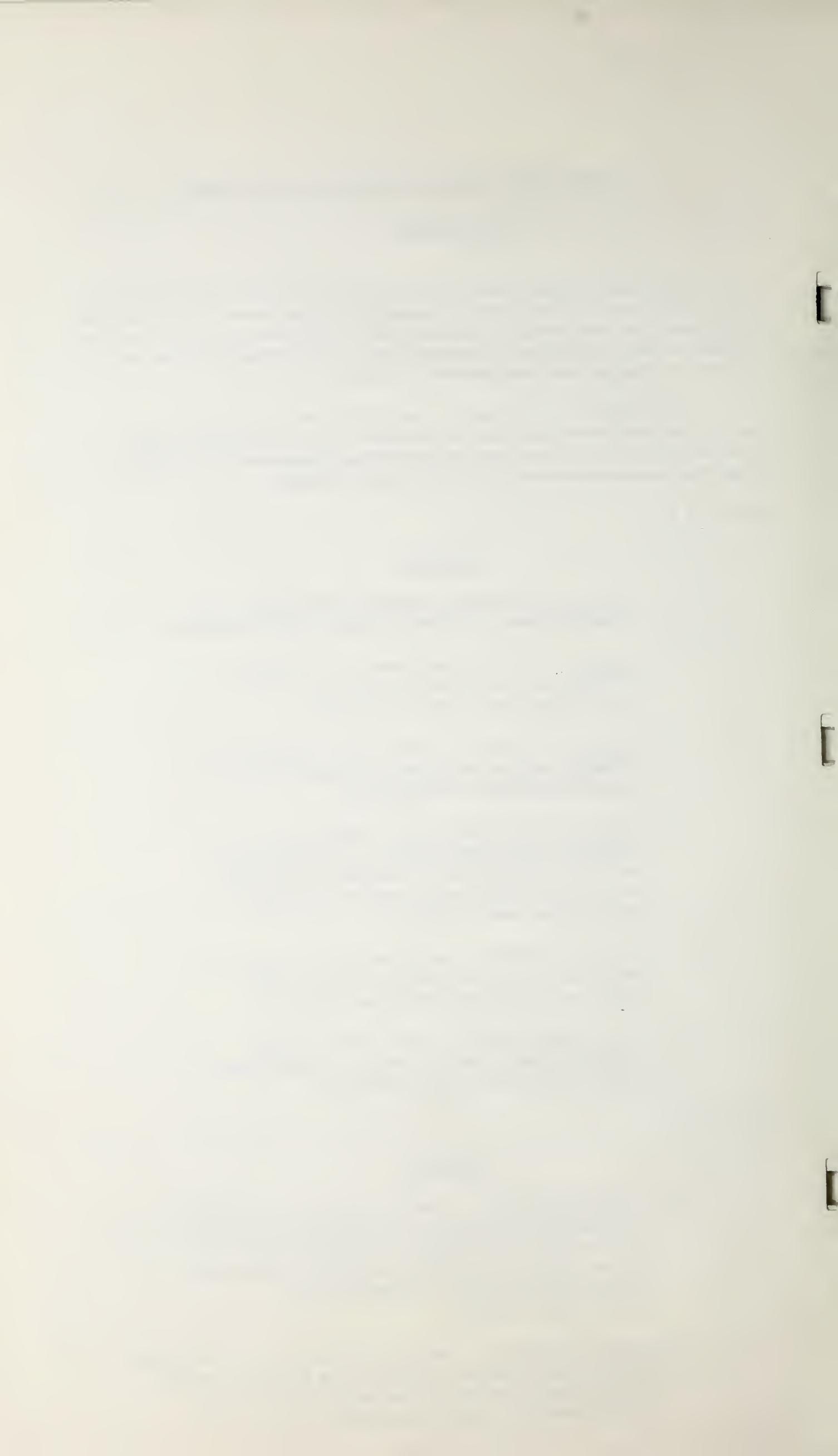
The Vice President shall assume the duties of the President in his absence and such other duties as the Commission shall designate.

The Secretary shall be responsible for the minutes of each meeting and such other duties as the Commission shall designate.

SECTION 2.0

Meetings

- 2.1 Regular Meetings. A regular meeting of this Commission shall be held on the third Thursday of each month at the offices of the City of Fort Wayne, Department of Redevelopment, Room 710, City-County Building, One Main Street, Fort Wayne, Indiana.
- 2.2 Special Meetings. Special meetings of the Commission may be held whenever called by the President or the Vice President of the Commission or by any two of the members of the Commission. At



least 24 hours' notice of such meeting specifying the time, place, and purpose thereof shall be given to each Commissioner either personally, by written notice deposited in the United States mail, postage prepaid in an envelope addressed to such Commissioner, or by telephone or telegram. Notice of the time, place, and purpose of the holding of any such special meeting may be waived in writing by any Commissioner if the waiver sets forth in reasonable detail the purpose or purposes for which the meeting is called and the time and place thereof. Attendance at any meeting in person by any Commissioner shall constitute a waiver of the notice of such meeting.

2.3 Public Access. All regular and special meetings, and such of the Commission's records, files and accounts as may legally be disclosed, shall be open to the public.

2.4 Quorum. Three members shall constitute a quorum for transacting business and taking official action; provided, however, that no action of this Commission at a regular or properly called special meeting shall be binding unless authorized by a majority of the Commission.

2.5 Agenda. The Executive Director shall prepare an agenda for each regular meeting. Any matter not listed on the agenda may be introduced by any member of this Commission after the matters listed on the agenda have been considered. A preliminary agenda shall be mailed to members of the Commission before a regular meeting.

2.6 Voting. Voting shall be by voice and shall not be recorded by yeas and nays unless such a recording is requested, at the time the vote is taken, by a member of this Commission.

2.7 Conflict of Interest. No member shall vote, or participate in discussion, on any issue in which he has a personal, professional or financial interest.

2.8 Parliamentary Procedure. Procedure in all meetings of this Commission shall be governed by Roberts Rules of Order except when such rules of Order are at conflict with these By-Laws.

SECTION 3.0

Committees

3.1 Committee Membership: Appointment: Reassignment: The President of the Commission, with the approval of the Commission, may appoint such committees as he deems necessary. The President shall appoint all committee members and shall designate one member of each committee as its chairman. The President may, in his discretion, reassign committee members and redesignate committee chairmen.

3.2 Committee Meeting. Any committee shall meet at the call of its chairman. On request by committee chairmen, the Executive Director shall issue notice of meetings.

SECTION 4.0

Executive Director

4.1 Appointment. The Executive Director shall be appointed by this Commission and serve at its pleasure. He shall be responsible for recommending plans, policies and programs concerning urban renewal to the Commission, and shall be responsible for carrying-out plans, policies and programs adopted by the Commission. Actions of the Executive Director in regard to staff employees shall be governed by the personnel policy of this Commission as duly adopted. Expenditures of Commission funds by the Executive Director shall be made in accordance with the financial policy of this Commission as duly adopted.

4.2 Representation. The Executive Director shall, unless otherwise directed by the Commission, represent it before any public agency or public officer. Toward this end he shall make official recommendations in accordance with action by this Commission, on matters that are referred to this Commission for its advice, provided that when there is an obvious conflict of interest, public controversy, or uncertainty as to the approved plans, policies or procedures, presentation of the matter shall be made at a meeting of this Commission. The Executive Director shall have the authority, within limits of policy as formulated by and to execute documents in the name of this Commission, in accordance with policy approved by this Commission.

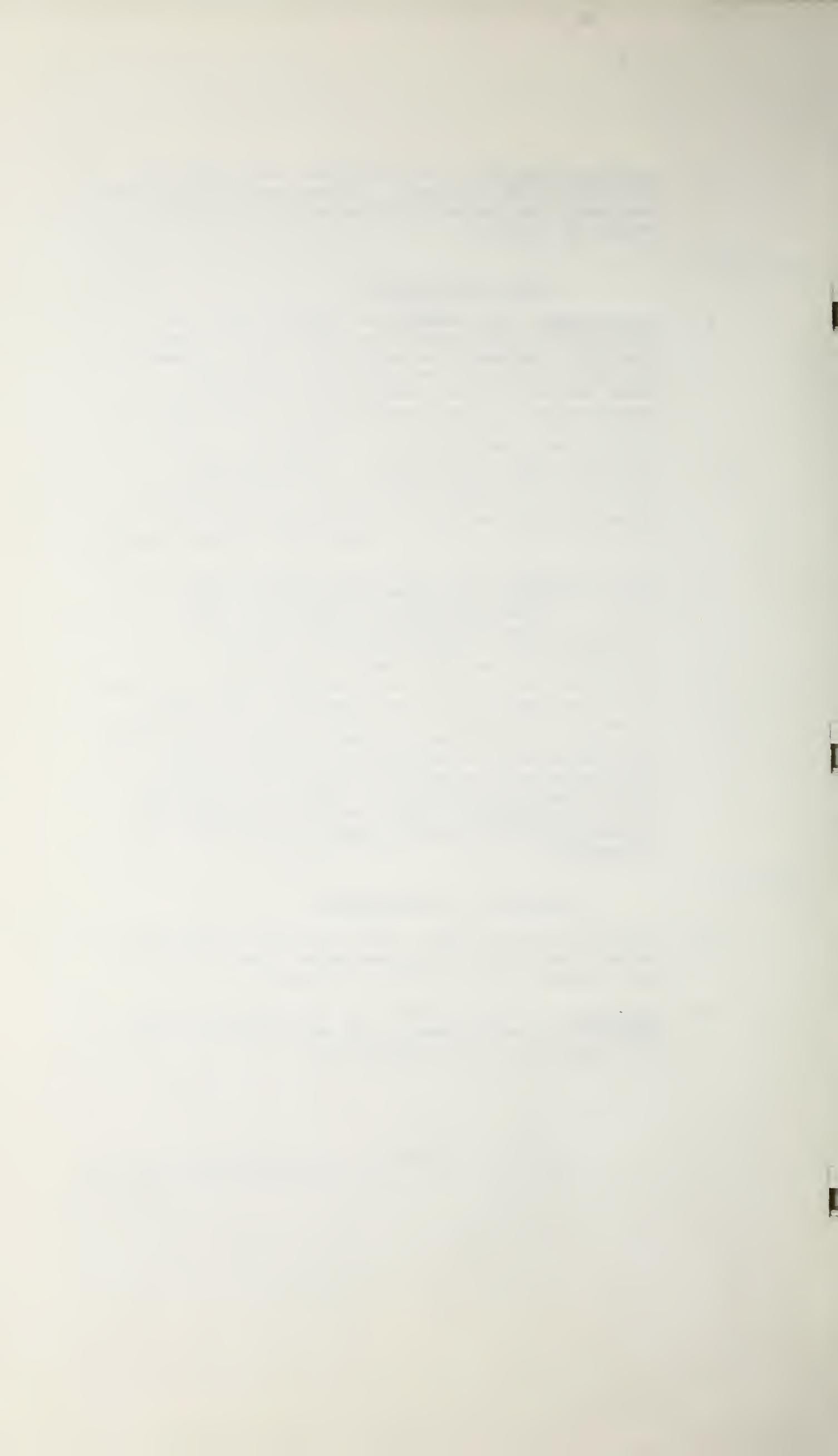
SECTION 5.0

Suspension and Amendment

5.1 Suspension of By-Laws. This Commission may suspend any of these By-Laws by unanimous vote of the members present, constituting a quorum.

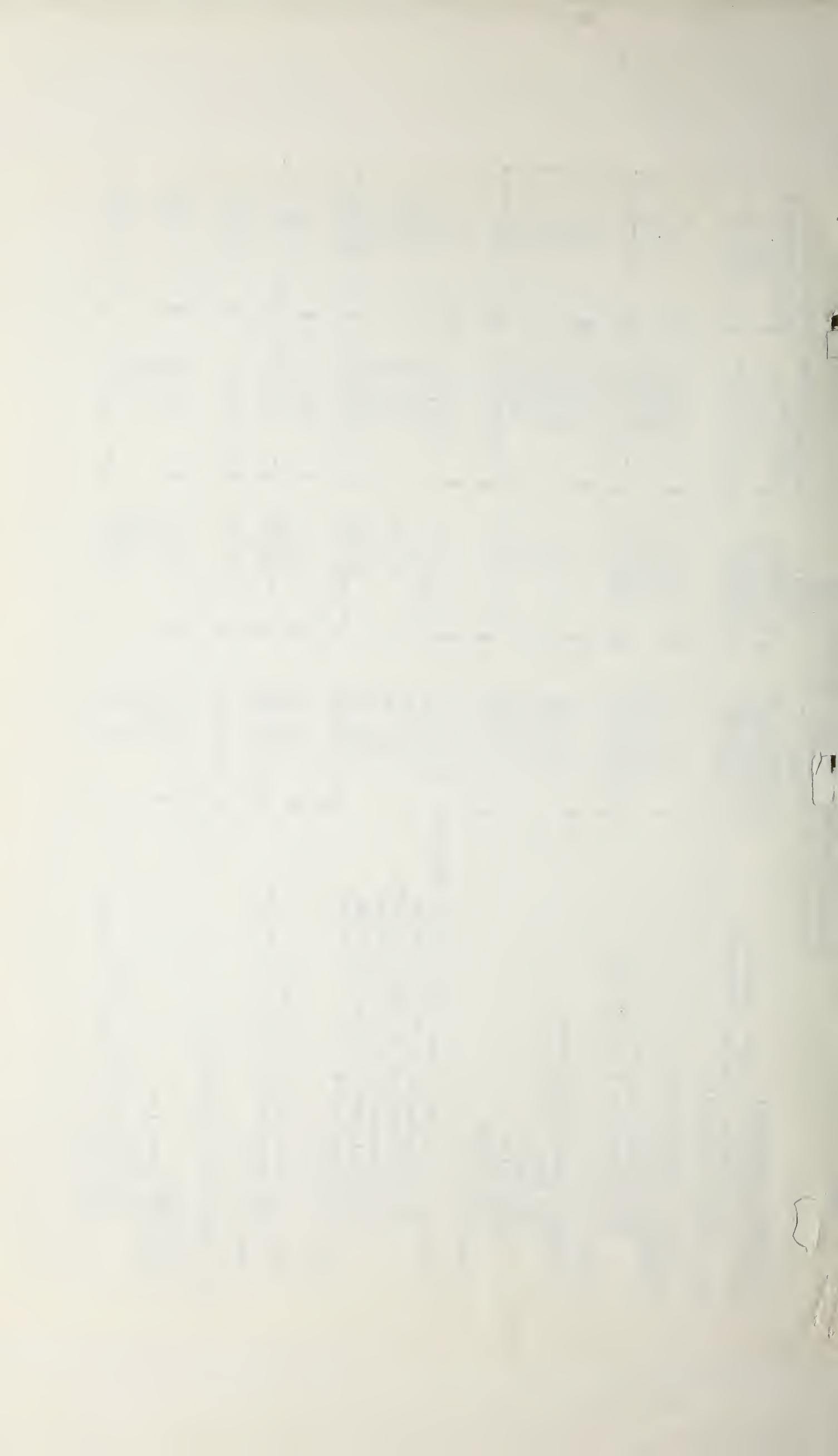
5.2 Amendment. These By-Laws may be amended at any regular or special meeting by an affirmative vote of a majority of the Commission.

ADOPTED: October 21, 1971



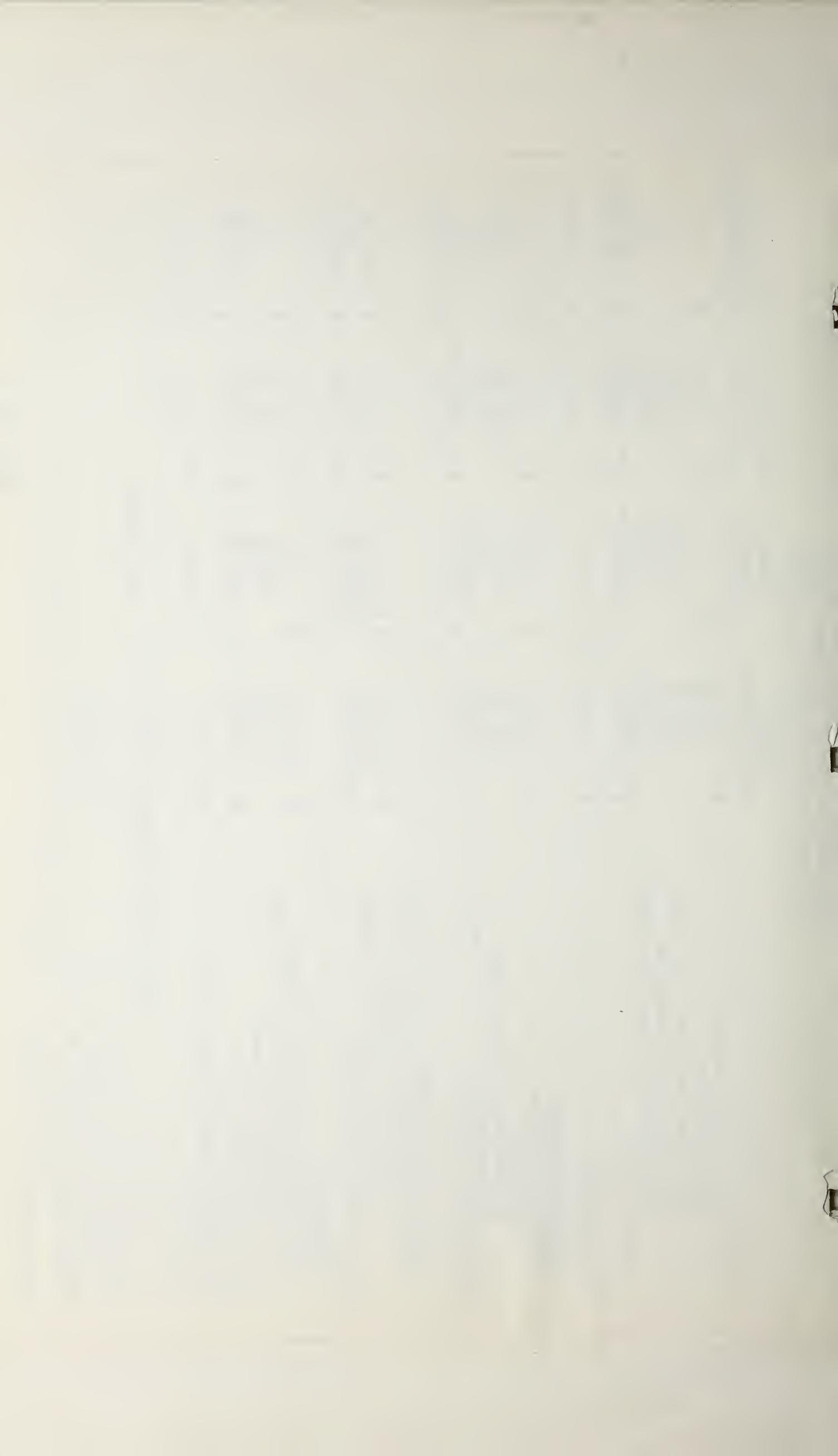
FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment of Fort Wayne General Fund
 Statement as of October 31, 1971

	Total	Appropriation	Disbursed	Total	Appropriation	Disbursed	Balance	Sept. & Oct.
1. SERVICES PERSONAL:								
23-1-11 Salaries & Wages Regular	\$ 90,000.00	\$ 29,433.94	\$ 3,000.00	\$ 2,443.57	\$ 60,566.06	\$ 5,350.79	\$ 556.43	\$ 5,340.55
12 Salaries & Wages Temporary								
TOTAL SERVICES PERSONAL	\$ 93,000.00	\$ 31,877.51			\$ 61,122.49		\$ 5,664.84	
2. SERVICES CONTRACTUAL:								
23-2-212 Postage	\$ 500.00	\$ 185.40	\$ 314.60	\$ 71.40				
213 Travel Expense	2,000.00	36.21	1,963.79	0-				
214 Telephone & Telegraph	1,200.00	458.59	741.41	25.96				
Total 23-2-21	\$ 3,700.00	\$ 680.20	\$ 3,019.80	\$ 97.36				
23-2-221 Electric Current	\$ 600.00	\$ -0-	\$ 600.00	\$ -0-				
222 Gas	600.00	0-	600.00	0-				
223 Heat	800.00	0-	800.00	0-				
224 Water	100.00	0-	100.00	0-				
225 Sewage	50.00	0-	50.00	0-				
Total 23-2-22	\$ 2,150.00	\$ -0-	\$ 2,150.00	\$ -0-				
23-2-241 Printing other than Office Supplies	3,700.00	\$ 1,265.37	\$ 3,700.00	\$ -0-				
241 Encumbered from 1970 Budget	2,829.07	0-	1,563.70	0-				
242 Publication of Legal Notices	500.00	85.80	500.00	0-				
242 Encumbered from 1970 Budget	247.99	0-	162.19	23.42				
243 Photograph & Blue Printing	500.00	27.97	500.00	0-				
243 Encumbered from 1970 Budget	442.43	0-	414.46	23.15				
Total 23-2-24	\$ 8,219.49	\$ 1,379.74	\$ 6,840.35	\$ 46.57				
23-2-252 Repairs to Equipment	\$ 400.00	\$ -0-	\$ 400.00	\$ -0-				
252 Encumbered from 1970 Budget	210.94	98.47	112.47	0-				
Total 23-2-25	\$ 610.94	\$ 98.47	\$ 512.47	\$ 0-				
TOTAL SERVICES CONTRACTUAL								
3. SUPPLIES:								
23-3-321 Gasoline	\$ 200.00	\$ 71.11	\$ 128.89	\$ 19.28				
322 Oil	10.00	2.74	7.26	.12				
324 Other Garage & Motor	150.00	2.09	147.91	-0-				
324 Encumbered from 1970 Budget	85.94	0-	85.94	-0-				
Total 23-3-32	\$ 445.94	\$ 161.88	\$ 284.06	\$ 19.40				



FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of October 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	Sept. & Oct. Disbursements
23-3-361 Official Records	\$ 25.00	\$ -0-	\$ 25.00	\$ -0-
362 Stationery	200.00	16.37	183.63	-0-
362 Encumbered from 1970 Budget	102.14	102.14	-0-	-0-
363 Other Office Supplies	700.00	38.92	661.08	38.92
363 Encumbered from 1970 Budget	250.60	250.60	-0-	92.31
Total 23-3-36	\$ 1,277.74	\$ 408.03	\$ 869.71	\$ 131.23
OTAL SUPPLIES	\$ 1,723.68	\$ 569.91	\$ 1,153.77	\$ 150.63
CURRENT CHARGES:				
23-5-51 Insurance	\$ 200.00	\$ 40.88	\$ 159.12	\$ -0-
52 Rents	5,000.00	303.20	4,696.80	30.00
55 Subscriptions and Dues	250.00	-0-	250.00	-0-
56 Premiums on Official Bonds	500.00	208.00	292.00	-0-
OTAL CURRENT CHARGES	\$ 5,950.00	\$ 552.08	\$ 5,397.92	\$ 30.00
CURRENT OBLIGATIONS:				
23-6-62 Retirement & Social Security (Employer's Share)	\$ 18,000.00	\$ 3,568.70	\$ 14,431.30	\$ 1,372.06
62 Encumbered from 1970 Budget	2,449.30	2,449.30	-0-	-0-
OTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 6,018.00	\$ 14,431.30	\$ 1,372.06
PROPERTIES:				
23-7-721 Furniture and Fixtures	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
721 Encumbered from 1970 Budget	1,000.00	642.84	357.16	-0-
726 Other Equipment	100.00	31.95	68.05	18.95
OTAL PROPERTIES	\$ 3,100.00	\$ 674.79	\$ 2,425.21	\$ 18.95
OTAL REDEVELOPMENT GENERAL FUND	\$138,903.41	\$ 41,850.10	\$ 97,053.31	\$ 7,600.41
REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$184,310.41			
Receipts as of October 31, 1971	17,638.02			
Total Receipts and Balance	\$201,948.43			
Total Disbursements as of October 31, 1971				\$ 41,850.10
ASH BALANCE AS OF: OCTOBER 31, 1971	\$ 160,098.33			



FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District Capital Fund
Statement as of October 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	Sept. & Oct. Disbursements
2. SERVICES CONTRACTUAL:				
44-2-261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ 0-
261 Encumbered from 1970 Budget	21,728.32	3,243.36	18,484.96	700.00
262 Appraisals	5,000.00	-0-	5,000.00	-0-
262 Encumbered from 1970 Budget	1,459.89	1,157.05	302.84	-0-
263 Consulting Service	15,000.00	-0-	15,000.00	-0-
263 Encumbered from 1970 Budget	5,000.00	-0-	5,000.00	-0-
264 Building Demolition	15,000.00	600.00	14,400.00	-0-
264 Encumbered from 1970 Budget	5,000.00	5,000.00	-0-	-0-
265 Relocation, Electric Service	180,000.00	-0-	180,000.00	-0-
265 Encumbered from 1970 Budget	125,000.00	-0-	125,000.00	-0-
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$40,350.41	\$352,837.80	\$ 700.00
5. CURRENT CHARGES:				
44-5-51 Insurance	\$ 1,200.00	\$ -0-	\$ 1,200.00	\$ -0-
51 Encumbered from 1970 Budget	739.00	38.00	701.00	-0-
52 Rents	1,200.00	-0-	1,200.00	-0-
52 Encumbered from 1970 Budget	1,200.00	-0-	1,200.00	-0-
TOTAL CURRENT CHARGES	\$ 4,339.00	\$ 38.00	\$ 4,301.00	\$ 0-
6. CURRENT OBLIGATIONS:				
44-6-64 Relocation Payments	\$ 50,000.00	\$ 50,000.00	\$ -0-	\$ -0-
64 Encumbered from 1970 Budget	15,775.00	15,775.00	-0-	-0-
65 Site Improvements	156,600.00	137,593.62	19,006.38	42,676.14
TOTAL CURRENT OBLIGATIONS	\$222,375.00	\$203,368.62	\$19,006.38	\$ 42,676.14
7. PROPERTIES:				
44-7-73 Land	\$ 50,000.00	\$ -0-	\$ 50,000.00	\$ -0-
73 Encumbered from 1970 Budget	22,141.15	3,388.22	18,752.93	-0-
TOTAL PROPERTIES	\$ 72,141.15	\$ 3,388.22	\$ 68,752.93	\$ 0-
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$217,145.25	\$474,898.11	\$ 43,376.14
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$431,696.01			
Receipts as of October 31, 1971	155,825.71			
Total Receipts and Balance	\$587,521.71			
Total Disbursements as of: October 31, 1971	\$217,145.25			
 ASH BALANCE AS OF: OCTOBER 31, 1971	\$ 370,376.47			

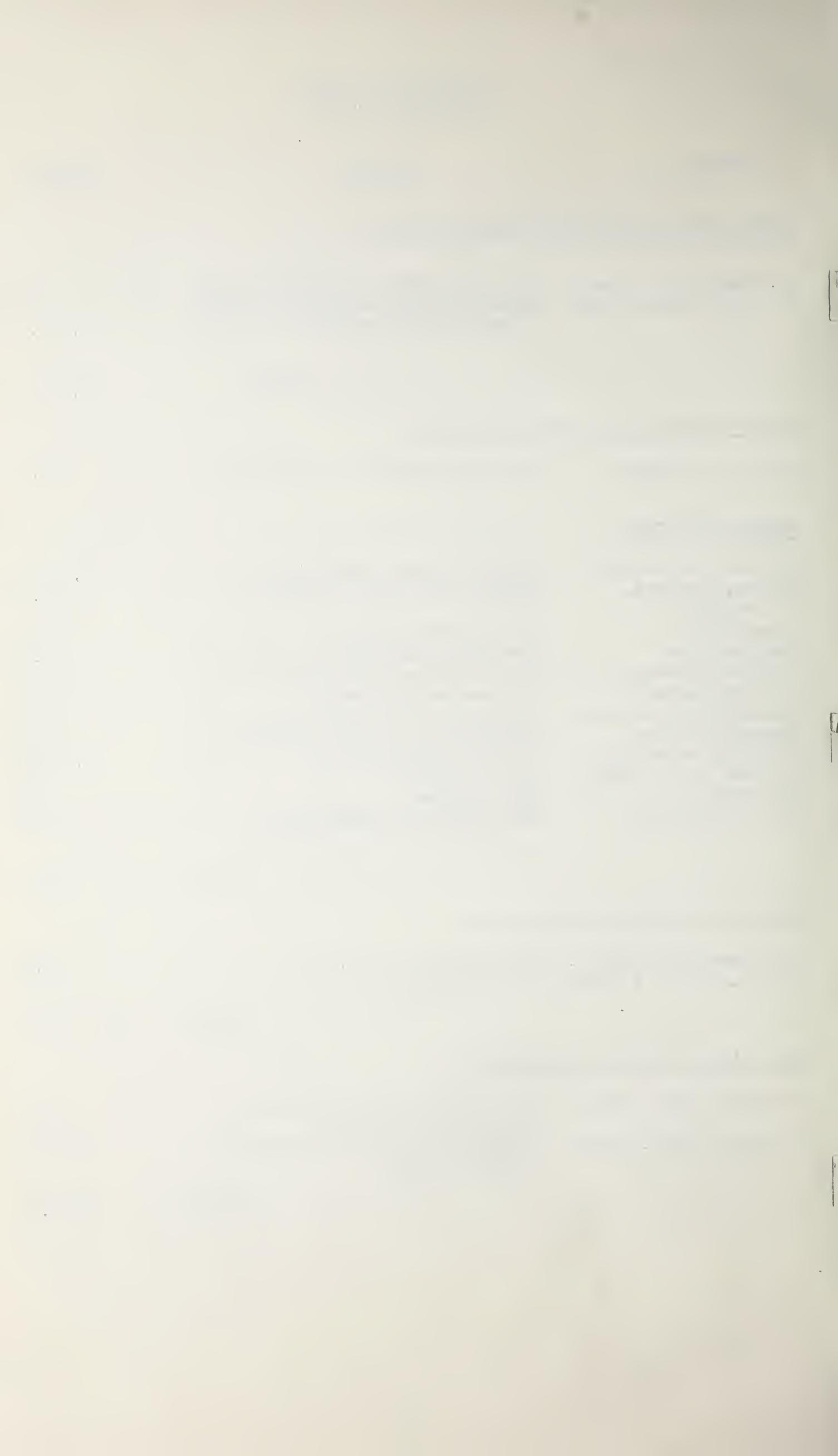


VOUCHERS APPROVED
October 31, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures</u>		
Howard Craig Ft. Wayne Redev. Comm.	Final Additional Relocation Payment Reimburse R-53 for Sept. H-C share of administrative expenses	\$ 41.74 3,510.77
Dept. of Housing & Urban Development Ft. Wayne Redev. Comm.	Payment on direct loan Reimburse R-53 for Oct. share of administrative expenses	8,717.33 3,612.18
	TOTAL	15,882.02
<u>REVOLVING FUND</u>		
Civil City Payroll Fund Lakeshore Typographers Xerox Corp. Ft. Wayne Newspapers Shrex of Fort Wayne City Utilities Howards Barrett, Barrett & McNagny Howards City Utilities Xerox Corp. Allen Co. Treasurer Civil City Payroll Fund Allen Co. Treasurer Shrex of Ft. Wayne City Utilities Civil City Payroll Fund	Pay period ending 10-2 Printing project notes Ind. R-51 Box dry ink Inf. F 18394 & Inv. F. 18393, Legal Ads Purchase of Bulletin Boards Transportation Expense for August Film & processing Monthly retainer for October 3 sheets mat board 1 Ft. Wayne City Wall map Monthly meter usage for August Telephone -base rate from 7/4 to 8/4 and long distance calls Pay period ending 10/16 Additional long distance calls 100 sheets of acct. forms & 2 mo. minders Transportation expense for Sept. Pay period ending 10-30-71	\$2,656.80 68.45 36.00 19.20 95.20 3.23 46.29 250.00 4.95 14.75 60.00 178.10 2,676.80 10.86 2.88 6.54 2,676.80 TOTAL
		8,806.85
<u>Redevelopment District CAPITAL FUND</u>		
Barrett, Barrett & McNagny John Dehner, Inc.	Mo. retainer fee for Sept. & Oct. Inv. #2, Project Improvements-R-51	700.00 90,134.88
	TOTAL	90,834.88
<u>Redevelopment District GENERAL FUND</u>		
Ft. Wayne Redev. Comm. Ft. Wayne Redev. Commission Ft. Wayne Redev. Comm. Ft. Wayne Redev. Comm.	Reimburse R-53 for Sept. Administrative Expenses Reimburse R-53 for Sept. Payroll exp. Reimburse R-53 for Oct. Adm. expense Reimburse R-53 for Oct. payroll expense	1,421.87 2,495.42 293.70 3,389.42
	TOTAL	7,600.41

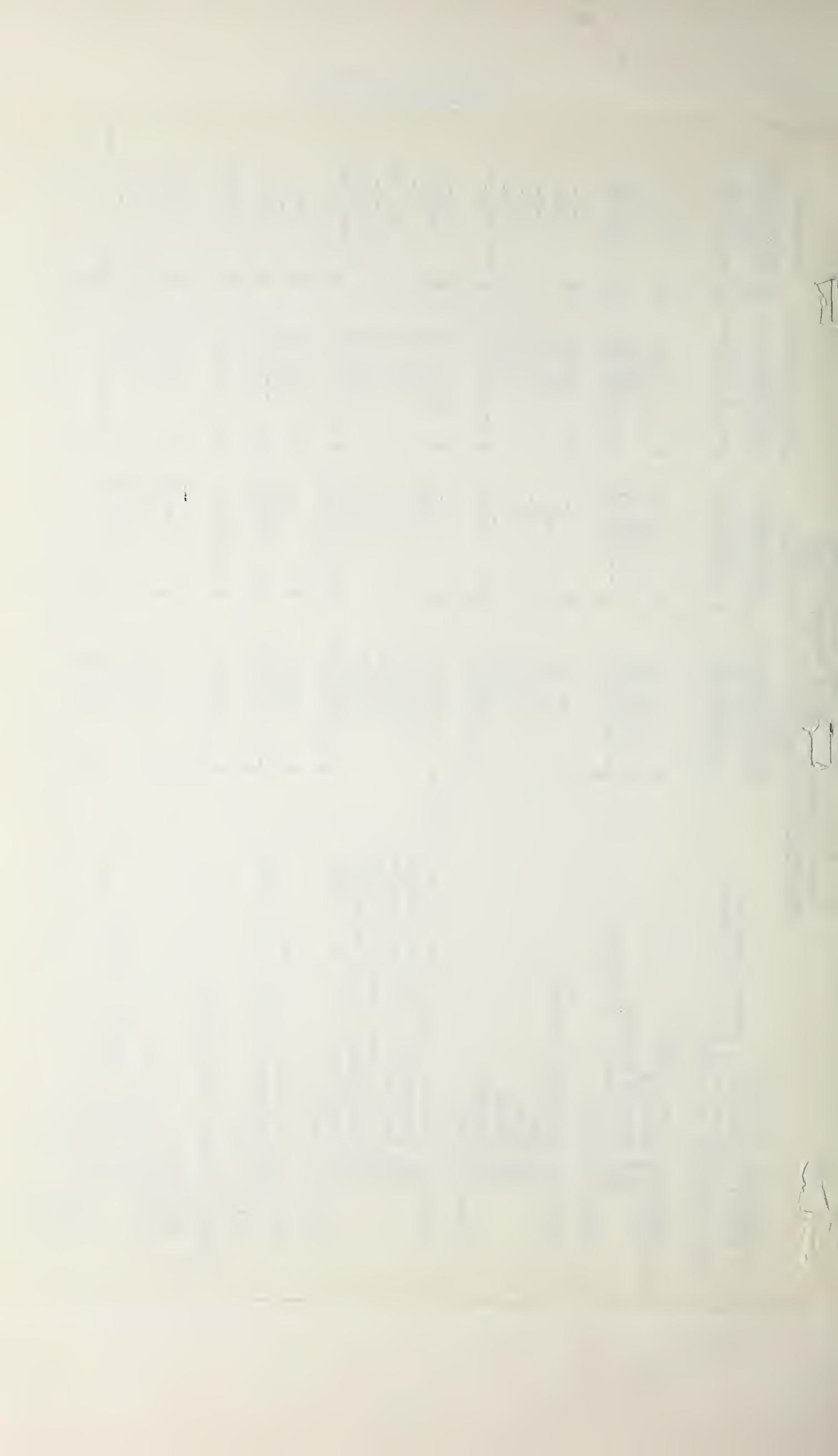
VOUCHERS APPROVED
November 30, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures R-51</u>		
Ft. Wayne Redev. Comm.	Reimburse Petty Cash as per receipts	\$ 12.00
Ft. Wayne Redev. Comm.	Reimburse R-53 for Hanna-Creighton's share of Administrative cost for Nov.	2,353.59
	TOTAL	\$2,365.59
<u>MAIN STREET Project Expenditures R-52</u>		
Allen Co. Treasurer	Additional taxes due on R-52 Parcels	\$ 833.74
<u>REVOLVING FUND</u>		
Civil City Payroll Fund	Payroll for period ending 11-13-71	\$2,656.80
Barrett, Barrett & McNagny	Monthly retainer fee for November	250.00
Howard's	Film and photo finishing	17.61
The Bond Buyer	Advertising sale of Project Notes R-52	46.94
Allen Co. Treasurer	Basic telephone charges 8-4 to 9-4	38.75
U. S. Postmaster	Purchase postage stamps	274.00
Lakeshore Typographers	Printing project note for R-52	68.45
Xerox Corporation	Minimum meter charge for October	60.00
Civil City Payroll Fund	Pay period ending 11-25-71	2,676.80
Bill-Mar Paint & Color	Office supplies	6.00
City Utilities	Office supplies	47.99
Xerox Corporation	Meter charge for month of Sept.	92.07
	TOTAL	\$ 6,235.41
<u>Redevelopment District Capital Fund</u>		
Ft. Wayne Redev. Comm.	Reimburse Petty Cash, R-52	26.00
Barrett, Barrett & McNagny	Mo. retainer fee for Nov.	350.00
	TOTAL	\$ 376.00
<u>Redevelopment District General Fund</u>		
Ft. Wayne Redev. Comm.	Reimburse R-53 for City's share of administrative expenses	509.23
Ft. Wayne Redev. Comm.	Reimburse R-53 for City's share of payroll expense	2,364.89
	TOTAL	\$ 2,874.12



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of November 30, 1971

	Total	Appropriation Balance	Total Appropriation	Disbursements	November Disbursements
1. SERVICES PERSONAL:					
23-1-11 Salaries & Wages Regular	\$ 90,000.00	\$ 31,660.21	\$ 58,339.79	\$ 2,226.27	\$ -0-
12 Salaries & Wages Temporary	\$ 3,000.00	\$ 2,582.19	\$ 417.81	\$ 138.62	\$ -0-
TOTAL SERVICES PERSONAL	\$ 93,000.00	\$ 34,242.40	\$ 58,757.60	\$ 2,364.89	\$ -0-
2. SERVICES CONTRACTUAL:					
23-2-212 Postage	\$ 500.00	\$ 437.54	\$ 62.46	\$ 252.14	\$ -0-
213 Travel Expense	2,000.00	36.21	1,963.79	20.92	20.92
214 Telephone & Telegraph	1,200.00	479.51	720.49		
Total 23-2-21	\$ 3,700.00	\$ 953.26	\$ 2,746.74	\$ 273.06	\$ -0-
23-2-221 Electric Current	\$ 600.00	\$ -0-	\$ 600.00	\$ -0-	\$ -0-
222 Gas	600.00	-0-	600.00	-0-	-0-
223 Heat	800.00	-0-	800.00	-0-	-0-
224 Water	100.00	-0-	100.00	-0-	-0-
225 Sewage	50.00	-0-	50.00	-0-	-0-
Total 23-2-22	\$ 2,150.00	\$ -0-	\$ 2,150.00	\$ -0-	\$ -0-
23-2-241 Printing other than Office Supplies	3,700.00	\$ -0-	\$ 3,700.00	\$ -0-	\$ 68.45
241 Encumbered from 1970 Budget	2,829.07	\$ 1,333.82	\$ 1,495.25		
242 Publication of Legal Notices	500.00	-0-	500.00	-0-	46.94
242 Encumbered from 1970 Budget	247.99	132.74	115.25		
243 Photograph & Blue Printing	500.00	-0-	500.00	-0-	9.51
243 Encumbered from 1970 Budget	442.43	37.48	404.95		
Total 23-2-24	\$ 8,219.49	\$ 1,504.04	\$ 6,715.45	\$ 124.90	\$ -0-
23-2-252 Repairs to Equipment	\$ 400.00	\$ -0-	\$ 400.00	\$ -0-	\$ -0-
252 Encumbered from 1970 Budget	210.94	\$ 98.47	\$ 112.47	\$ -0-	\$ -0-
Total 23-2-25	\$ 610.94	\$ 98.47	\$ 512.47	\$ -0-	\$ -0-
TOTAL SERVICES CONTRACTUAL	\$ 14,680.43	\$ 2,555.71	\$ 12,124.66	\$ 397.96	\$ -0-
3. SUPPLIES:					
23-3-321 Gasoline	\$ 200.00	\$ 71.11	\$ 128.89	\$ -0-	\$ -0-
322 Oil	10.00	2.74	7.26	-0-	-0-
324 Other Garage & Motor	150.00	2.09	147.91	-0-	-0-
324 Encumbered from 1970 Budget	85.94	85.94	-0-	-0-	-0-
Total 23-3-32	\$ 445.94	\$ -0-	\$ -0-	\$ -0-	\$ -0-



FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of November 30, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	November Disbursements
23-3-361 Official Records	\$ 25.00	\$ 0-	\$ 25.00	\$ 0-
362 Stationery	\$ 200.00	\$ 16.37	\$ 183.63	\$ 0-
362 Encumbered from 1970 Budget	102.14	102.14	0-	0-
363 Other Office Supplies	700.00	68.07	631.93	29.15
363 Encumbered from 1970 Budget	250.60	250.60	0-	0-
Total 23-3-36	\$ 1,277.74	\$ 437.78	\$ 840.56	\$ 29.15
 TOTAL SUPPLIES	 \$ 1,723.68	 \$ 599.06	 \$ 1,124.62	 \$ 29.15
 5. CURRENT CHARGES:	 \$ 200.00	 \$ 40.88	 \$ 159.12	 \$ 0-
23-5-51 Insurance	5,000.00	385.32	4,614.68	82.12
52 Rents	250.00	0-	250.00	0-
55 Subscriptions and Dues	500.00	208.00	292.00	0-
56 Premiums on Official Bonds				
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 634.20	\$ 5,315.80	\$ 82.12
 6. CURRENT OBLIGATIONS:	 \$ 18,000.00	 \$ 3,568.70	 \$ 14,431.30	 \$ 0-
23-6-62 Retirement & Social Security (Employer's Share)	2,449.30	2,449.30	0-	0-
62 Encumbered from 1970 Budget				
TOTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 6,018.00	\$ 14,431.30	\$ 0-
 7. PROPERTIES:	 \$ 2,000.00	 \$ 0-	 \$ 2,000.00	 \$ 0-
23-7-721 Furniture and Fixtures	1,000.00	642.84	357.16	0-
721 Encumbered from 1970 Budget	100.00	31.95	68.05	0-
726 Other Equipment				
TOTAL PROPERTIES	\$ 3,100.00	\$ 674.79	\$ 2,425.21	\$ 0-
 TOTAL REDEVELOPMENT GENERAL FUND	 \$ 138,903.41	 \$ 44,724.22	 \$ 94,179.19	 \$ 2,874.12

REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT

Cash Balance as of January 1, 1971	\$184,310.41
Receipts as of November 30, 1970	29,503.02
Total Receipts and Balance	\$213,813.43
Total Disbursements as of November 30, 1971	\$ 44,724.22
CASH BALANCE AS OF: NOVEMBER 30, 1971	\$169,089.21

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District Capital Fund
 Statement as of November 30, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	November Disbursements
2. SERVICES CONTRACTUAL:				
44-2-261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ 0-
261 Encumbered from 1970 Budget	\$ 21,728.32	\$ 3,593.36	\$ 18,134.96	\$ 350.00
262 Appraisals	\$ 5,000.00	\$ 0-	\$ 5,000.00	\$ 0-
262 Encumbered from 1970 Budget	\$ 1,459.89	\$ 1,157.05	\$ 302.84	\$ 0-
263 Consulting Service	\$ 15,000.00	\$ 0-	\$ 15,000.00	\$ 0-
263 Encumbered from 1970 Budget	\$ 5,000.00	\$ 0-	\$ 5,000.00	\$ 0-
264 Building Demolition	\$ 15,000.00	\$ 600.00	\$ 14,400.00	\$ 0-
264 Encumbered from 1970 Budget	\$ 5,000.00	\$ 5,000.00	\$ 0-	\$ 0-
265 Relocation, Electric Service	\$ 180,000.00	\$ 0-	\$ 180,000.00	\$ 0-
265 Encumbered from 1970 Budget	\$ 125,000.00	\$ 0-	\$ 125,000.00	\$ 0-
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$10,700.41	\$382,487.80	\$ 350.00
5. CURRENT CHARGES:				
44-5-51 Insurance	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ 0-
51 Encumbered from 1970 Budget	\$ 739.00	\$ 38.00	\$ 701.00	\$ 0-
52 Rents	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ 0-
52 Encumbered from 1970 Budget	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ 0-
TOTAL CURRENT CHARGES	\$ 4,339.00	\$ 38.00	\$ 4,301.00	\$ 0-
6. CURRENT OBLIGATIONS:				
44-6-64 Relocation Payments	\$ 50,000.00	\$ 50,000.00	\$ 0-	\$ 0-
64 Encumbered from 1970 Budget	\$ 15,755.00	\$ 15,775.00	\$ 0-	\$ 0-
65 Site Improvements	\$ 156,600.00	\$ 137,593.62	\$ 19,006.38	\$ 0-
TOTAL CURRENT OBLIGATIONS	\$222,375.00	\$203,368.62	\$19,006.38	\$ 0-
7. PROPERTIES:				
44-7-73 Land	\$ 50,000.00	\$ 0-	\$ 50,000.00	\$ 0-
73 Encumbered from 1970 Budget	\$ 22,141.15	\$ 3,414.22	\$ 18,726.93	\$ 26.00
TOTAL PROPERTIES	\$ 72,141.15	\$ 3,414.22	\$ 68,726.93	\$ 26.00
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$217,521.25	\$474,522.11	\$ 376.00
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$431,696.01			
Receipts as of November 30, 1971	\$298,684.45			
Total Receipts and Balance	\$730,380.46			
Total Disbursements as of: November 30, 1971	\$ 217,521.25			
CASH BALANCE AS OF: NOVEMBER 30, 1971	\$ 512,859.21			

MINUTES OF SPECIAL MEETING

DATE: November 19, 1971, 4:15 P.M.

PLACE: 710 City-County Building, Fort Wayne, Indiana

MEMBERS PRESENT:

D. H. Walker
M. G. Scott
W. F. Borgmann

MEMBERS ABSENT:

Hana Stith
Donald P. Eckrich

STAFF PRESENT:

H. T. Wolfe

OTHERS PRESENT:

John Clifton, Attorney
Larry Riley, Journal-Gazette

The Fort Wayne Redevelopment Commission of the City of Fort Wayne met in a special meeting at the office of the Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana at 4:15 P.M., November 19, 1971, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

D. H. Walker
M. G. Scott
W. F. Borgmann

and the following were absent:

Hana Stith
D. P. Eckrich

The President declared a quorum present:

HANNA-CREIGHTON:

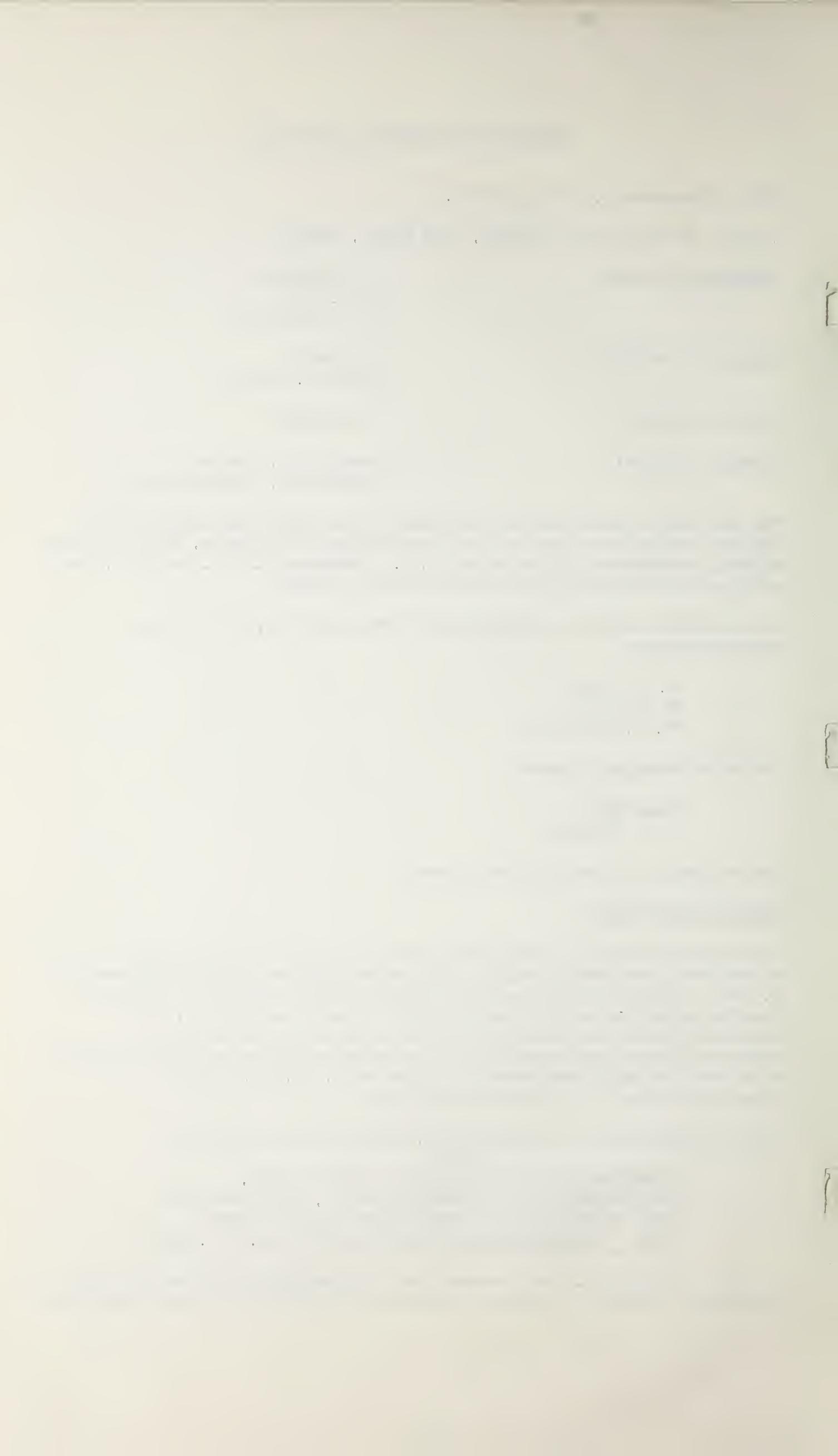
The Executive Director reported that since the last Loan and Grant Contract Amendment to the Hanna-Creighton R-51 project which was submitted November 15, 1967, certain costs such as interest and site improvements had increased resulting in anticipated higher gross project costs for said project. The Executive Director suggested that the Redevelopment Commission be authorized to make application for an amendment to the Loan and Grant Contract to increase the loan commitment to a figure of \$5,759,830.00 and the Grant commitment to the maximum available.

The following Resolution was introduced, read in full and discussed:

71-21

RESOLUTION OF THE CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT, AUTHORIZING
THE FILING OF AN AMENDATORY APPLICATION
FOR A LOAN AND GRANT FOR PROJECT NO. IND. R-51

WHEREAS, it is necessary and in the public interest that the City of Fort Wayne, Department of Redevelopment avail itself of the financial assistance



provided by Title I of the Housing Act of 1949, as amended, to carry out the Urban Renewal Project, described as Hanna-Creighton, Project No. Ind. R-51, and bounded generally as follows:

Beginning at the southeastern corner of the intersection of Hanna Street and Buchanan Street; thence eastward along the southern border of Buchanan Street to the southwestern corner of the intersection of Buchanan Street with Smith Street; thence southward along the western border of Smith Street to its intersection with the southwestern corner of Greene Street; thence eastward along the southern border of Greene Street to the southwestern corner of the intersection of Bowser Avenue; thence southward along the western border of Bowser Avenue to the southwestern corner of the intersection of Creighton Avenue; thence eastward along the southern border of Creighton Avenue to the southwestern corner of the intersection of South Anthony Boulevard with Creighton Avenue; thence northward along the western border of South Anthony Boulevard until its intersection with the south right-of-way line of the Pennsylvania Railroad; thence in a northwesterly direction along said right-of-way line of the railroad until its intersection with the eastern border of Hanna Street; thence southward along the eastern border of Hanna Street to the point of beginning.

hereinafter referred to as the "Project", and

WHEREAS, it is recognized that the Federal Contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Local Public Agency and will require among other things (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of individuals and families displaced from the project area; and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of urban renewal projects, and

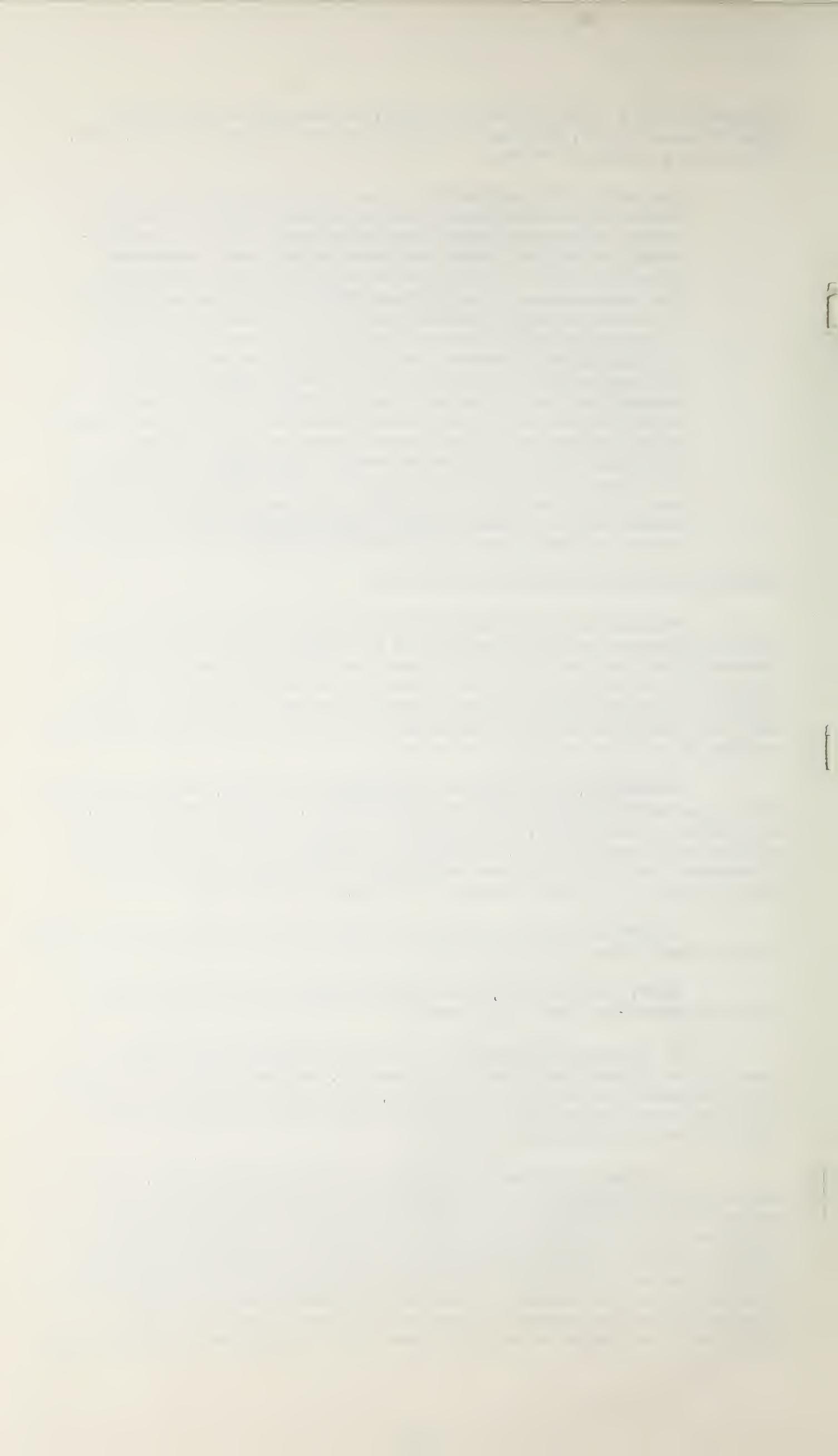
WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development, effectuating that Title, provide that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subject to discrimination in the undertaking and carrying out of the urban renewal projects assisted under Title I of the Housing Act of 1949, as amended, and

WHEREAS, the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FORT WAYNE, REDEVELOPMENT COMMISSION:

1. That the United States of America and the Secretary of the Department of Housing and Urban Development be, and they hereby are assured of full compliance by the City of Fort Wayne, Department of Redevelopment with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964.

2. That an application on behalf of the City of Fort Wayne, Department of Redevelopment for a loan under Section 120 (a) of said Title I in the amount of \$5,759,830.00 and for a project capital grant and a relocation grant to the full amount available for undertaking and financing the Project is hereby approved, and that the Executive Secretary is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development to provide such additional information and to furnish such documents as may be required in behalf of said Agency, and to act as the authorized correspondent of the City of Fort Wayne, Department of Redevelopment.



Commissioner Scott moved the adoption of the Resolution as introduced and read. Commissioner Borgmann seconded the motion, and on roll call, the motion carried. The President declared said resolution adopted as introduced and read.

The President reported that at the last meeting of the Commission, the attorney, John Clifton, was instructed to contact the Central City Civic Investment Corporation and request a status report regarding their progress in their attempts to develop parcels 19 through 23 in the Hanna-Creighton project. In response to Mr. Clifton's letter of November 5, 1971, Mr. J. Philip Burt, Attorney for the Central City Civic Investment Corporation, wrote Mr. Clifton under date of November 9, 1971. Mr. Burt's response was general in nature and indicated that CCCIC was hopeful of being in a position to buy the real estate in January or February of 1972.

After discussion, the following motion was made:

"That John M. Clifton, Jr., as attorney for the Fort Wayne Redevelopment Commission, give notice by certified mail to the Central City Civic Investment Corporation and its attorney, J. Philip Burt, of an invitation of the Fort Wayne Redevelopment Commission for the authorized representatives of Central City Civic Investment Corporation and the Fort Wayne Redevelopment Commission to appear before the Fort Wayne Redevelopment Commission at its regular meeting on Thursday, December 16, 1971, at 7:30 P.M. and report on the progress of the Central City Civic Investment Corporation in fulfilling its obligations under the Contract for Sale of Land for Private Redevelopment dated March 22, 1971, in specific detail."

Commissioner Borgmann moved the adoption of said motion and Mr. Scott seconded same. On roll call, the motion carried.

MAIN STREET

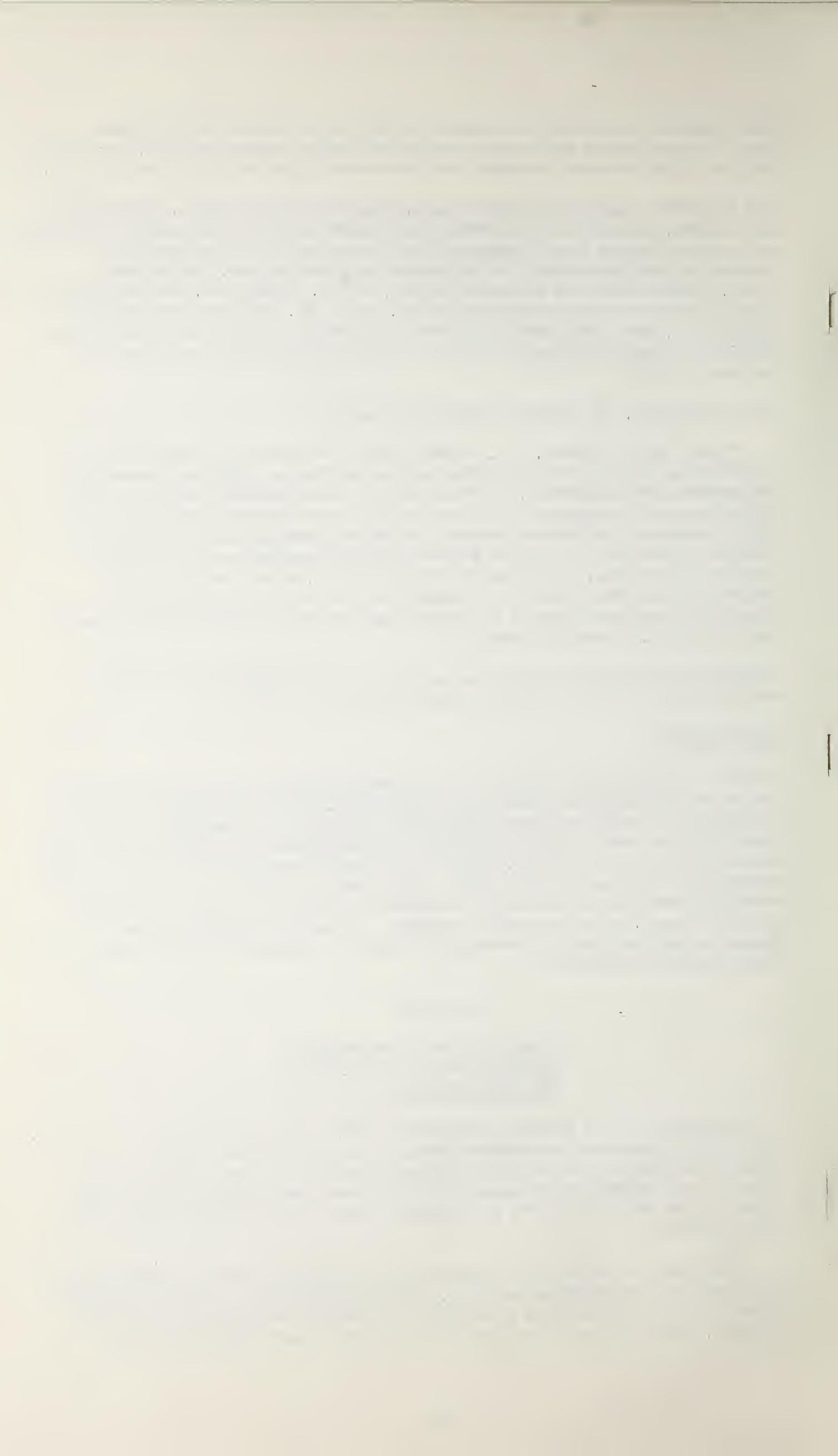
The Executive Director reported that the Board of Works had previously paid to the Redevelopment Commission the amount of \$62,740.16 for that area north of the Railroad on which they had constructed a parking lot. In securing permission from the Department of Housing and Urban Development to transfer the title of the land to the City of Fort Wayne, they had required the execution of a sales contract between the Commission and the City. This contract had been fully executed and recorded, however, no authority to execute the deed had ever been granted by the Fort Wayne Redevelopment Commission. It was the suggestion of the Executive Director that the following Resolution be adopted by the Fort Wayne Redevelopment Commission:

No. 71-22

RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF CONVEYANCE

WHEREAS, on the 3rd day of February, 1971, the City of Fort Wayne, Department of Redevelopment (hereinafter called the "Agency"), entered into a Contract for Sale of Land with City of Fort Wayne, State of Indiana (hereinafter called "Public Body"), with respect to certain real estate located within "Main Street Project No. Ind. R-52", (hereinafter called "Project") in an area located in the City; and

WHEREAS, all of the real estate described in said Contract as being located in the Project Area has been acquired, and the Public Body pursuant to the terms of the Contract, is entitled to a conveyance of the real estate described in said Contract, which has not heretofore been conveyed to said Public Body, said



real estate being located in Fort Wayne, Allen County, Indiana, to-wit:

The North 116.15 feet, more or less, of Lot 32 Original Plat; the North 118.8 feet, more or less of Lot 268 Samuel C. Hanna's Addition; together with the unplatte space lying between and adjoining Lots 32 and 268:

Also Lot 7; parts of Lot 8, Lot 9, and fractional Lot 71, County Addition; together with the 10 feet vacated alley lying between said parts of Lots 9 and 71; together with portions of vacated alley or space lying South of Lots 7 and 8 in County Addition.

All additions aforesaid being additions to the Town (now City), Fort Wayne, Indiana and all land lying north of the North right-of-way line of the former New York, Chicago, and St. Louis Railroad Company, now the Norfolk and Western Railway, said right-of-way being established by the Michael Baker Survey, dated June, 1947

and by metes and bounds described as follows; to wit:

Commencing at the Northwest corner of Lot 32 in said Original Plat being at the intersection of South line of Superior Street and the East line of Barr Street; thence South 11 degrees 37 minutes East, a distance of 116.15 feet to the North right-of-way line of said Norfolk and Western Railway; thence along the said right-of-way line of said Norfolk and Western Railway; thence along the said right-of-way line the following five bearings and distances as found on said Baker Survey:

- (1) North 78 degrees 20 minutes 46.4 seconds East, a distance of 124.0 feet;
- (2) South 11 degrees 36 minutes 31.4 seconds East, a distance of 2.65 feet;
- (3) North 78 degrees 20 minutes 46.4 seconds East a distance of 60.77 feet;
- (4) North 81 degrees 14 minutes 57.6 seconds East, a distance of 27.08 feet;
- (5) North 89 degrees 41 minutes, 48.6 seconds East, a distance of 224.52 feet to the extension southeasterly of the East line of Lot 7 in said County Addition, being also the West line of Lafayette Street;

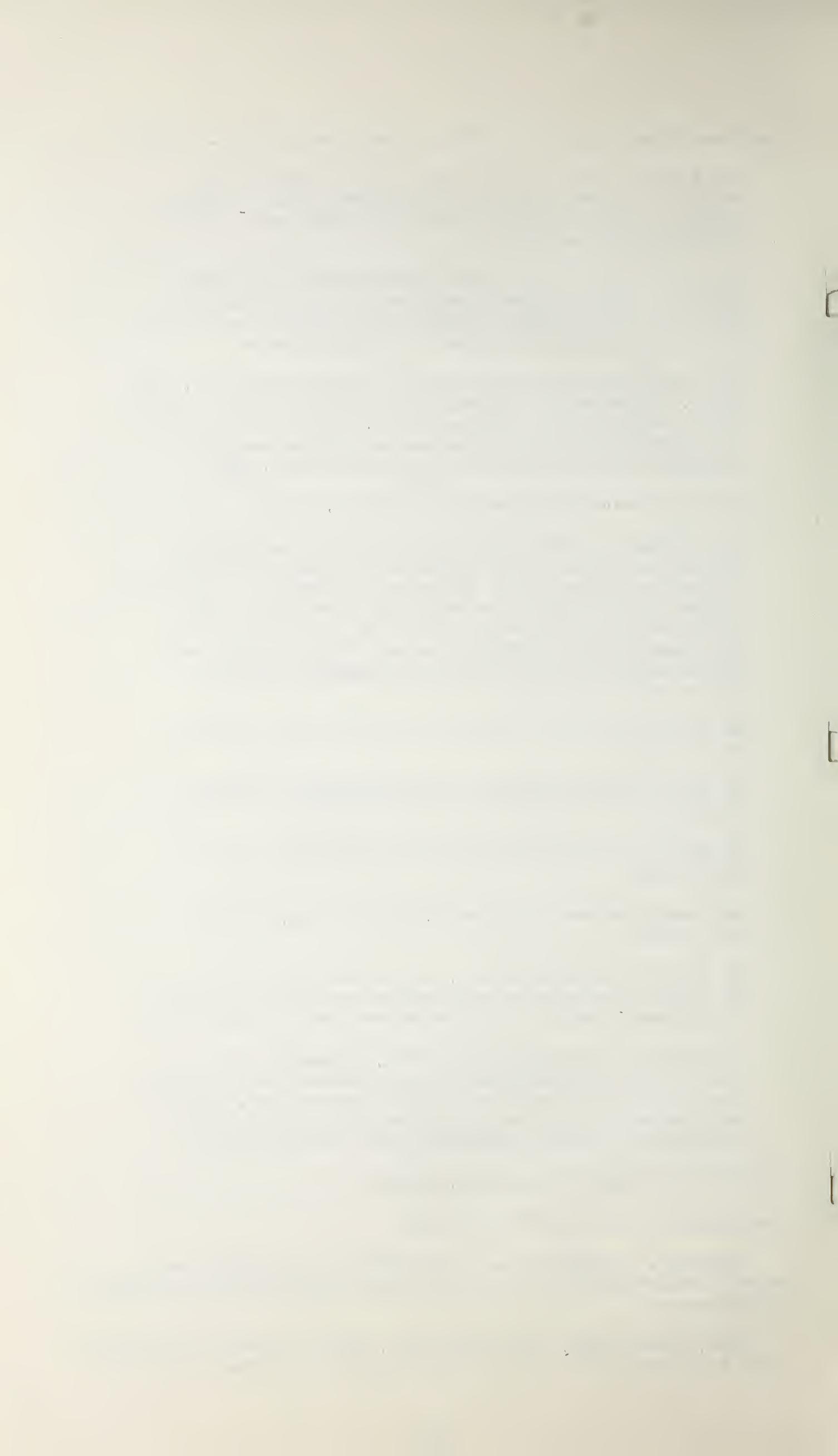
thence North 11 degrees 40 minutes West, a distance of 164.0 feet, more or less, to the Northeast corner of said Lot 7 County Addition; thence South 78 degrees 24 minutes West, more or less, along the South line of Superior Street, a distance of 431.7 feet to the point of beginning; containing 1.286 acres, more or less, of land.

All located in the City of Fort Wayne, Indiana;

upon payment of the sum of \$62, 740.16 and

WHEREAS, attached hereto, marked Exhibit "A" and made a part hereof by this reference is a form of conveyance complying with the terms of said Agreement;

NOW, THEREFORE, BE IT RESOLVED, that the President and Secretary of the Fort Wayne Redevelopment Commission, Governing Body of the City



of Fort Wayne, Department of Redevelopment, be and they hereby are authorized and directed to execute the Deed in the form attached hereto and deliver same to City of Fort Wayne, State of Indiana, upon the payment by the said Public Body of the sum of Sixty-Two Thousand Seven Hundred Forty Dollars and Sixteen Cents (\$62,740.16).

After the Resolution was read in full and discussed, Commissioner Borgmann moved the adoption of the Resolution. Commissioner Scott seconded the motion, and on roll call, the motion carried and the President then declared said Resolution adopted as introduced and read.

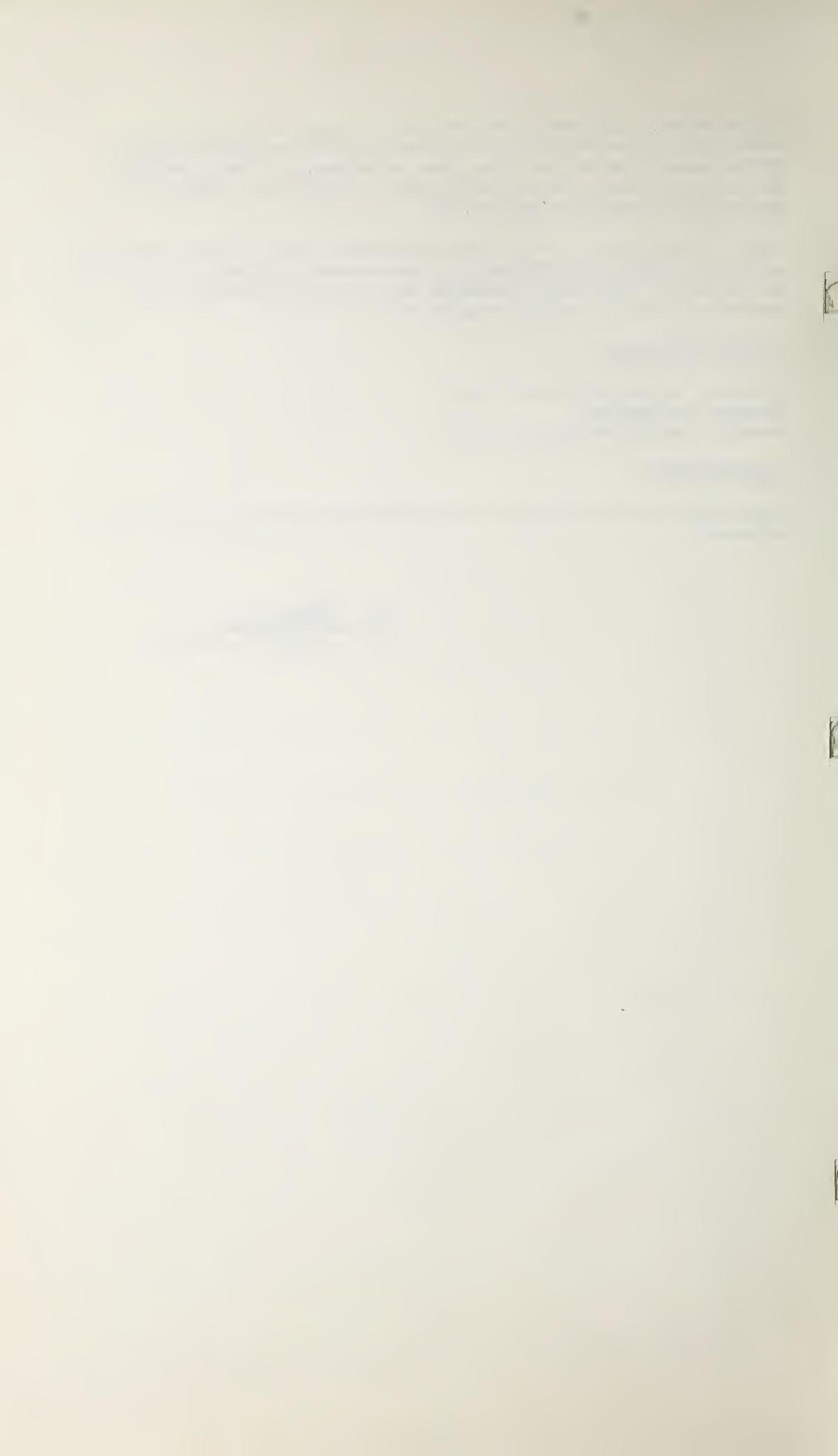
OTHER APPROVALS

Minutes of meeting of October 21, 1971
Vouchers as submitted
Monthly Statement for October, 1971.

ADJOURNMENT

There being no further business to come before the commission, the meeting adjourned.


W. F. Borgmann, Secretary



DEED

KNOW ALL MEN BY THESE PRESENTS, that:

(1) WHEREAS, an Urban Renewal Plan (which, together with all modifications thereof made after the date of this Deed in accordance with applicable law, is hereinafter referred to as the "Urban Renewal Plan") for Main Street Project No. Ind. R-52 (hereinafter referred to as the "Project") was adopted by the City of Fort Wayne, Indiana, Department of Redevelopment, on July 21, 1956, and was approved by the Common Council of the City of Fort Wayne, Indiana on July 27, 1965, which "Urban Renewal Plan", as it exists on the date hereof, is recorded in the Office of the Recorder of Allen County, Indiana (hereinafter referred to as the "Recorder") in Miscellaneous Record 284, pages 245-252; and

(2) WHEREAS, City of Fort Wayne, Indiana, Department of Redevelopment, is owner of certain real property located in the Project Area; and

(3) WHEREAS, pursuant to the "Urban Renewal Plan" and Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented, the City of Fort Wayne, Indiana, Department of Redevelopment, is authorized to sell portions of land in the Project Area; and

(4) WHEREAS, on the 3rd day of February, 1971, City of Fort Wayne, Department of Redevelopment, City of Fort Wayne, Indiana and the City of Fort Wayne, County of Allen, entered into an agreement with respect to the sale, disposition and redevelopment of a portion of the real estate located in the Project Area and the construction thereon of a landscaped parking lot, a copy of which agreement has been recorded under document No. 71 06721 (said Agreement hereinafter referred to as the "Agreement"), this conveyance being executed pursuant to said "Agreement".

NOW, THEREFORE, in consideration of the payment to the City of Fort Wayne, Department of Redevelopment (hereinafter referred to as the "Grantor") of the sum of Sixty-two Thousand Seven Hundred Forty Dollars and Sixteen Cents (\$62,740.16), the said City of Fort Wayne, Department of Redevelopment, does hereby Convey and Warrant to City of Fort Wayne



(hereinafter referred to as the "Grantee") the following described real estate situated in the City of Fort Wayne, Allen County, Indiana, to-wit:

The North 116.15 feet, more or less, of Lot 32 ORIGINAL PLAT; the North 118.8 feet, more or less of Lot 268 SAMUEL C. HANNA'S Addition; together with the unplatte space lying between and adjoining said Lots 32 and 268:

ALSO Lot 7; Parts of Lot 8, Lot 9, and fractional Lot 71 COUNTY ADDITION: together with the 10 feet vacated alley lying between said parts of Lots 9 and 71; together with portions of vacated alley or space lying South of Lots 7 and 8 in COUNTY ADDITION.

All additions aforesaid being additions to the Town (now City), Fort Wayne, Indiana and all land lying north of the North right-of-way line of the former New York, Chicago and St. Louis Railroad Company, now the Norfolk and Western Railway, said right-of-way being established by the Michael Baker Survey, dated June 1947:

and by metes and bounds described as follows, to-wit:

Commencing at the Northwest corner of Lot 32 in said ORIGINAL PLAT being at the intersection of South line of Superior Street and the East line of Barr Street; thence South 11 degrees 37 minutes East, a distance of 116.15 feet to the North right-of-way line of said Norfolk and Western Railway; thence along the said right-of-way line the following five bearings and distances as found on said Baker Survey:

(1) North 78 degrees 20 minutes 46.4 seconds East, a distance of 124.0 feet;

(2) South 11 degrees 36 minutes 31.4 seconds East, a distance of 2.65 feet;

(3) North 78 degrees 20 minutes 46.4 seconds East, a distance of 60.77 feet;

(4) North 81 degrees 14 minutes 57.6 seconds East, a distance of 27.08 feet;

(5) North 89 degrees 41 minutes, 48.6 seconds East, a distance of 224.52 feet to the extension southeasterly of the East line of Lot 7 in said COUNTY ADDITION, being also the West line of Lafayette Street;

thence North 11 degrees 40 minutes West, a distance of 164.0 feet, more or less, to the Northeast corner of said Lot 7 COUNTY ADDITION; thence South 78 degrees 24 minutes West, more or less, along the South line of Superior Street, a distance of 431.7 feet to the point of beginning; containing 1.286 acres, more or less, of land.

All located in the City of Fort Wayne, Indiana.

This conveyance shall be subject to the provisions of the Building Code, Zoning Ordinance and other ordinances of the City of Fort Wayne and the applicable laws of the State of Indiana.

This conveyance shall also be subject to all of the terms, provisions, covenants, conditions and restrictions contained in the "Agreement" and in the "Urban Renewal Plan" hereinbefore referred to, which said "Urban Renewal Plan" is incorporated herein by reference.

All of the terms, provisions, covenants, conditions and restrictions contained in both said "Urban Renewal Plan" and said "Agreement" shall be and the same are hereby declared to be covenants running with the land, enforceable as therein set out and which, in addition thereto, are hereby declared to be also for the benefit of the Grantor and also enforceable by it. Neither said "Agreement" hereinbefore referred to nor any portion thereof shall be deemed merged in this Deed.

IN WITNESS WHEREOF, City of Fort Wayne, Department of Redevelopment, has caused this Deed to be executed by the President of the Fort Wayne Redevelopment Commission and attested by the Secretary of said Commission this

19th day of November, 1971.

CITY OF FORT WAYNE
DEPARTMENT OF REDEVELOPMENT

ATTEST:

BY

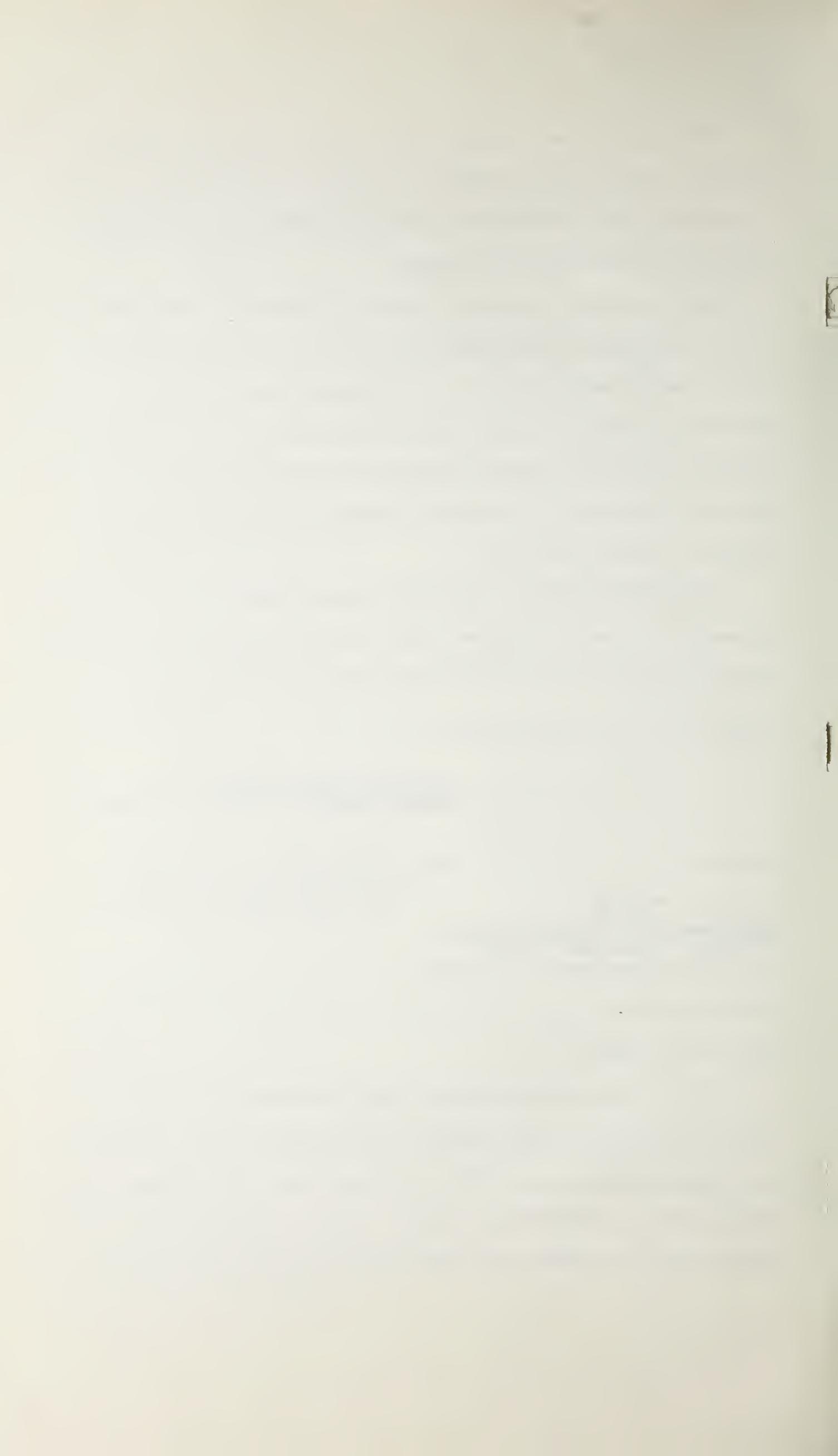
Donald H. Walker

Donald H. Walker, President
Fort Wayne Redevelopment Commission

William F. Borgmann
William F. Borgmann, Secretary
Fort Wayne Redevelopment Commission

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Personally appeared before me, a Notary Public in and for said County and State, this 19th day of November, 1971, Donald H. Walker and William F. Borgmann known to me to be President and Secretary respectively of Fort Wayne Redevelopment Commission, and acknowledged the execution of the above



and foregoing Deed to be their voluntary act and deed as such officers of said Commission and the voluntary act and deed of City of Fort Wayne, Indiana, Department of Redevelopment.

In witness whereof, I have hereunto affixed my name and official seal.

(Signed) John S. Cleffton Jr.
Notary Public

My Commission Expires:

August 9, 1975

MINUTES OF REGULAR MEETING

DATE: December 16, 1971, 7:30 P.M.

PLACE: 710 City-County Building, Fort Wayne, Indiana

MEMBERS PRESENT:

M. G. Scott
Donald Eckrich
Hana Stith

MEMBERS ABSENT:

D. H. Walker
W. F. Borgmann

STAFF PRESENT:

H. T. Wolfe

OTHERS PRESENT:

Dallas Smith-Commissioner for 1972
John Clifton-Attorney
Larry Riley-Journal Gazette
Phil Burt-Attorney for CCCIC
Six members of CCCIC

The Fort Wayne Redevelopment Commission of the City of Fort Wayne met in a regular meeting at the office of the Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana at 7:30 P.M., December 16, 1971, the place, hour and date duly established for the holding of such meeting.

The Vice-President called the meeting to order, and on roll call, the following answered present:

M. G. Scott
D. P. Eckrich
Hana Stith

and the following were absent:

D. H. Walker
W. F. Borgmann

The Vice-President declared a quorum present.

HANNA-CREIGHTON

Mr. Philip Burt, Attorney for the Central City Civic Investment Corporation, gave the Commissioners a report on progress which the Central City Civic Investment Corporation had made in the development of Parcels 19 through 23 in the Hanna-Creighton Project. Mr. Burt reported that negotiations between Norb Knapke, who had been employed to represent CCCIC, and representatives of various firms was progressing very nicely and it was anticipated that those commitments necessary to assure the early development of the area would be secured prior to January 1, 1972. Mr. Burt had anticipated that Mr. Knapke would be present to confirm this report but through some mixup, Mr. Knapke did not arrive at the meeting.

The Commissioners indicated the report was encouraging but if it could be arranged, they would welcome a meeting with Mr. Knapke to go more into detail regarding the progress on securing some of the key commitments. Mr. Burt indicated that he would attempt to arrange a luncheon meeting between the Commissioners and Mr. Knapke within the next week.

APPROVALS

Minutes of meeting of November 19, 1971

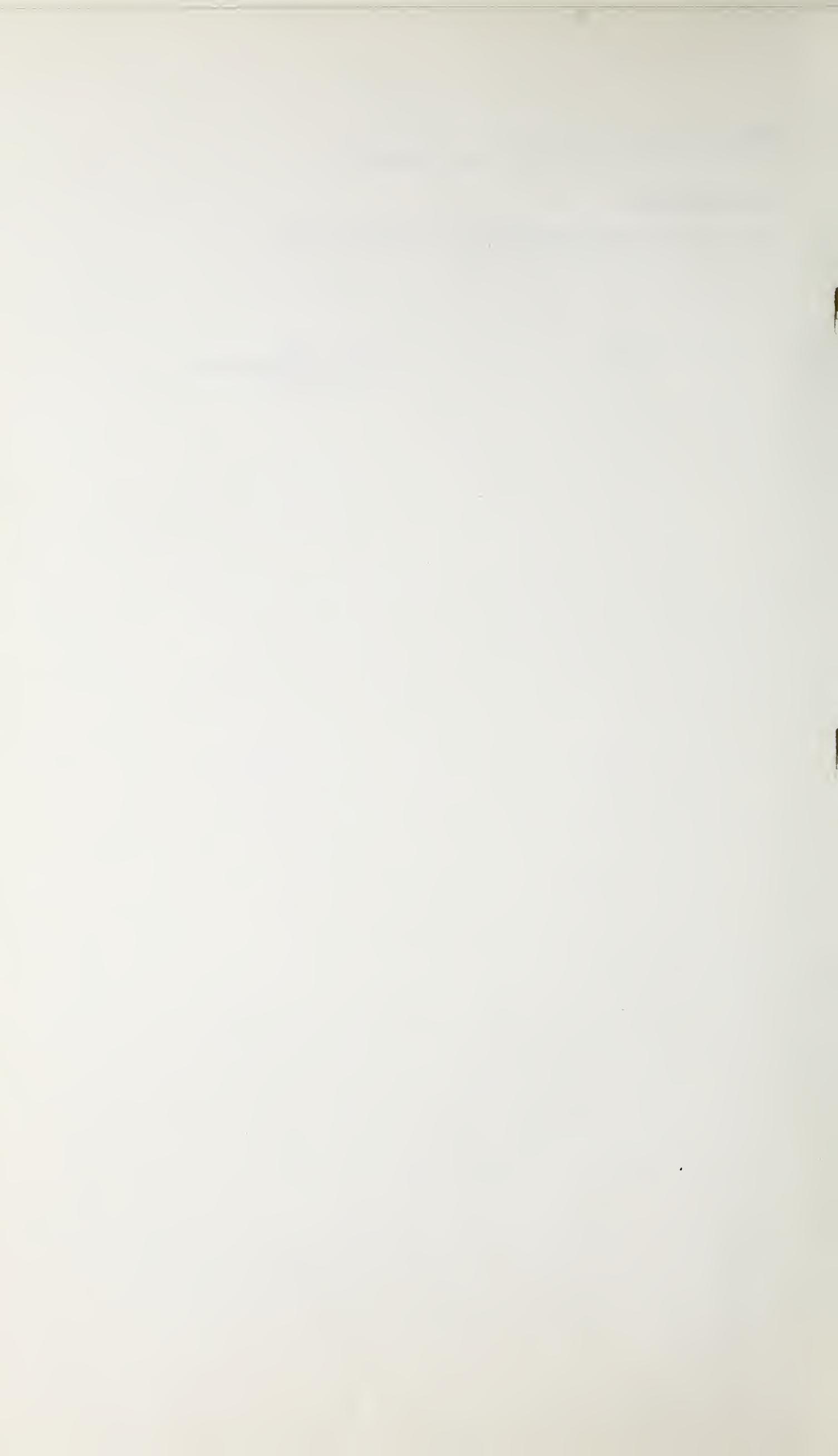
Monthly Statement for November.

Vouchers for November as previously submitted.

ADJOURNMENT

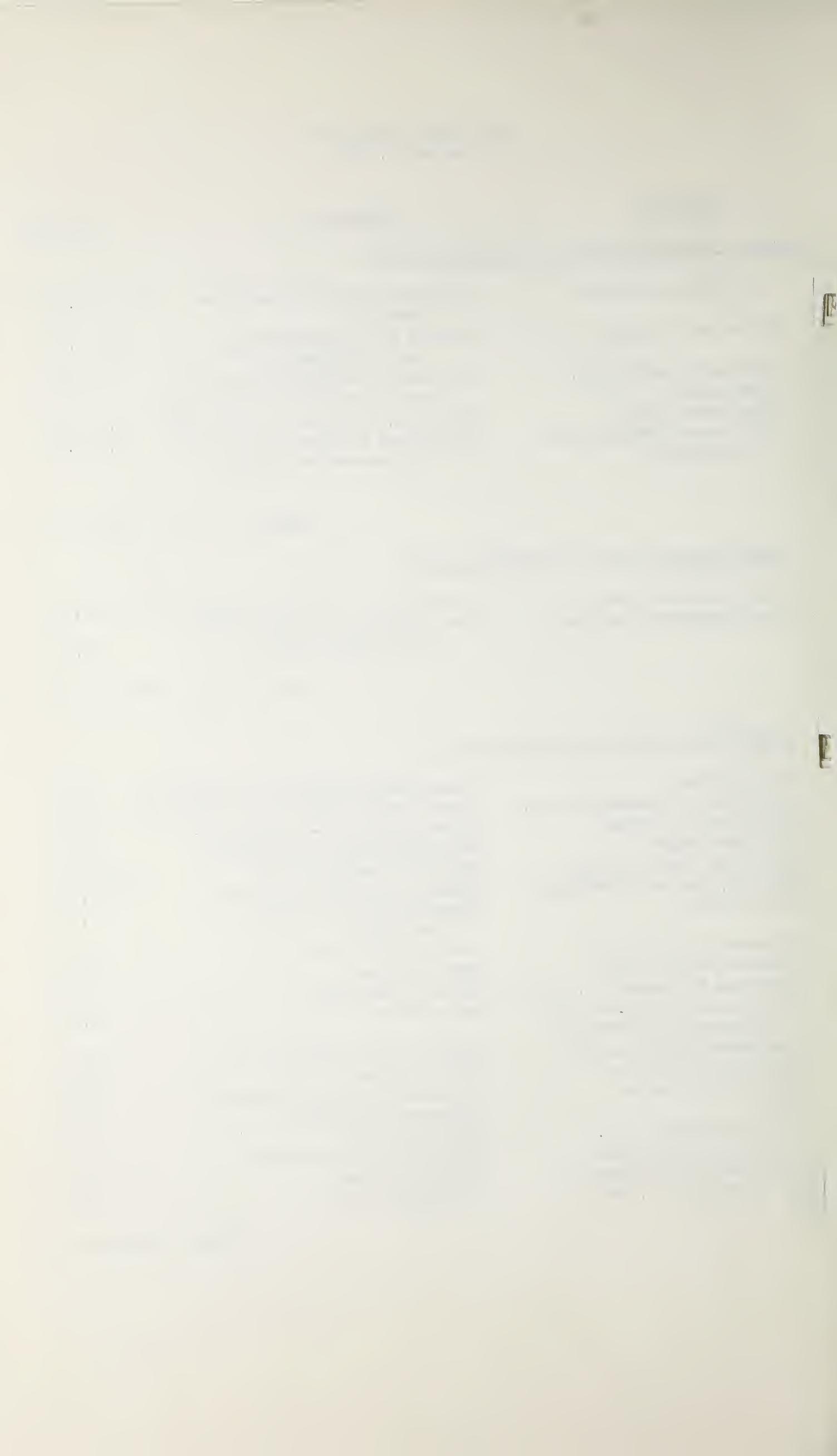
There being no further business, the meeting adjourned.

W.F. Bruegmann
Secretary



VOUCHERS APPROVED
December 29, 1971

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures R-51</u>		
L. I. Griffin and Sons	Final settlement of demolition contract	\$ 1,879.06
Kuhne and Company	Invoice for continuation and recertifications	1,562.40
Clerk of Allen Co. Superior Court	Payment of damages awarded to Jack & Joan Gren (Parcel 21-4)	1,500.00
John Dehner, Inc.	Claim #4, Site-Improvements R-51	4,207.81
Fort Wayne Redevelopment Commission	Reimburse R-53 for H-C share of administrative expenses	2,460.31
	TOTAL	\$ 11,609.58
<u>MAIN STREET Project Expenditures R-52</u>		
Lincoln National Bank	Purchase of U. S. Treasury Bills	\$ 59,747.50
Fort Wayne National Bank	Overpayment made in settlement of 3rd Series 71 Notes	123.56
	TOTAL	\$ 59,871.06
<u>REVOLVING FUND Expenditures R-53</u>		
City Utilities	Transportation Expense for October	\$ 23.31
Fort Wayne Newspapers, Inc.	Journal subscription 1-1-72 to 12-31-72	28.60
Marjorie E. Raschke	Mileage Claim 1-1-71 thru 11-30-71	60.00
The Bond Buyer	Advertising Project R-51 Notes	48.18
Civil City Payroll Fund	Pay period ending 12-11-71	2,666.80
Barrett, Barrett & McNagny	Monthly retainer for December	250.00
Hassel Wolfe	Reimbursement for trip to Area Office	27.00
Chamber of Commerce	Annual dues for 1972	66.00
Lincoln Graphic Corp.	Office Supplies	28.35
Business Equipment Co., Inc.	One set of bookends	1.90
Nat'l Assoc. of Housing and Redevelopment Officials	Publications	51.50
Lakeshore Typographers	Printing Project Notes R-51	68.45
Shrex of Fort Wayne	Office Supplies	34.88
Supt. of Documents	Purchase 71-72 Zip Code Book	10.00
IBM	12 typewriter ribbons	13.72
Lincoln Graphic Corp.	Office supplies	4.40
Civil City Payroll Fund	Pay period ending 12-31-71	2,997.19
Bill-Mar Paint & Color Co.	Drafting supplies	6.00
A. E. Boyce Co., Inc.	Accounting Forms	20.20
	TOTAL	\$ 6,406.48



VOUCHERS APPROVED
December 29, 1971 (Cont.)

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>Redevelopment District CAPITAL FUND</u>		
John Dehner, Inc.	Inv. #3, Site Improvements R-51	\$62,028.75
Barrett, Barrett & McNagny	Monthly retainer & legal services for dispositions Main Street	914.75
Philip L. Schnelker	Inv. dated 9-14-71 engineering services, H-C.	15,163.19
	TOTAL	\$78,106.69
<u>Redevelopment District GENERAL FUND</u>		
Fort Wayne Redev. Comm.	Reimbursement to R-53 for City's share of Payroll Expense	2,442.99
Fort Wayne Redev. Comm.	Reimbursement to R-53 for City's share of Dec. Administrative expense	255.09
	TOTAL	\$2,698.08

FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment Disbursed General Fund
Statement as of December 31, 1971

	Total	Appropriation	Disbursed	Total	Appropriation	Balance	Disbursements	December
1. SERVICES PERSONAL:								
23-1-11 Salaries & Wages Regular		\$ 90,000.00	\$ 33,964.58		\$ 56,035.42		\$ 2,304.37	
12 Salaries & Wages Temporary		\$ 3,000.00	\$ 2,720.81		\$ 279.19		\$ 138.62	
TOTAL SERVICES PERSONAL		\$ 93,000.00	\$ 36,685.39		\$ 56,314.61		\$ 2,442.99	
2. SERVICES CONTRACTUAL:								
23-2-212 Postage		\$ 500.00	\$ 437.54		\$ 62.46		\$ 0-	
213 Travel Expense		\$ 2,000.00	\$ 79.71		\$ 1,920.29		\$ 43.50	
214 Telephone & Telegraph		\$ 1,200.00	\$ 479.51		\$ 720.49		\$ 0-	
Total 23-2-21		\$ 3,700.00	\$ 996.76		\$ 2,703.24		\$ 43.50	
23-2-221 Electric Current		\$ 600.00	\$ 0-		\$ 600.00		\$ 0-	
222 Gas		\$ 600.00	\$ 0-		\$ 600.00		\$ 0-	
223 Heat		\$ 800.00	\$ 0-		\$ 800.00		\$ 0-	
224 Water		\$ 100.00	\$ 0-		\$ 100.00		\$ 0-	
225 Sewage		\$ 50.00	\$ 0-		\$ 50.00		\$ 0-	
Total 23-2-22		\$ 2,150.00	\$ 0-		\$ 2,150.00		\$ 0-	
23-2-241 Printing other than Office Supplies		\$ 3,700.00	\$ 0-		\$ 3,700.00		\$ 0-	
241 Encumbered from 1970 Budget		\$ 2,829.07	\$ 1,333.82		\$ 1,495.25		\$ 0-	
242 Publication of Legal Notices		\$ 500.00	\$ 0-		\$ 500.00		\$ 0-	
242 Encumbered from 1970 Budget		\$ 247.99	\$ 132.74		\$ 115.25		\$ 0-	
243 Photograph & Blue Printing		\$ 500.00	\$ 0-		\$ 500.00		\$ 0-	
243 Encumbered from 1970 Budget		\$ 442.43	\$ 37.48		\$ 404.95		\$ 0-	
Total 23-2-24		\$ 8,219.49	\$ 1,504.04		\$ 6,715.45		\$ 0-	
23-2-252 Repairs to Equipment		\$ 400.00	\$ 0-		\$ 400.00		\$ 0-	
252 Encumbered from 1970 Budget		\$ 210.94	\$ 98.47		\$ 112.47		\$ 0-	
Total 23-2-25		\$ 610.94	\$ 98.47		\$ 512.47		\$ 0-	
TOTAL SERVICES CONTRACTUAL		\$ 14,680.43	\$ 2,599.27		\$ 12,081.16		\$ 43.50	
3. SUPPLIES:								
23-3-321 Gasoline		\$ 200.00	\$ 77.30		\$ 122.70		\$ 6.19	
322 Oil		\$ 10.00	\$ 3.34		\$ 6.66		\$.60	
324 Other Garage & Motor		\$ 150.00	\$ 18.61		\$ 131.39		\$ 16.52	
324 Encumbered from 1970 Budget		\$ 85.94	\$ 85.94		\$ 0-		\$.0-	
Total 23-3-32		\$ 445.94	\$ 185.19		\$ 260.75		\$ 23.31	

FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of December 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	December Disbursements
23-3-361 Official Records	\$ 25.00	\$ -0-	\$ 25.00	\$ -0-
362 Stationery	200.00	16.37	183.63	-0-
362 Encumbered from 1970 Budget	102.14	102.14	-0-	-0-
363 Other Office Supplies	700.00	147.25	552.75	79.18
363 Encumbered from 1970 Budget	250.60	250.60	-0-	-0-
Total 23-3-36	\$ 1,277.74	\$ 516.36	\$ 761.38	\$ 79.18
 TOTAL SUPPLIES	 \$ 1,723.68	 \$ 701.55	 \$ 1,022.13	 \$ 102.49
 5. CURRENT CHARGES:	 \$ 200.00	 \$ 40.88	 \$ 159.12	 \$ -0-
23-5-51 Insurance	5,000.00	385.32	4,614.68	-0-
52 Rents	250.00	109.10	140.90	109.10
55 Subscriptions and Dues	500.00	208.00	292.00	-0-
56 Premiums on Official Bonds				
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 743.30	\$ 5,206.70	\$ 109.10
 6. CURRENT OBLIGATIONS:	 \$ 18,000.00	 \$ 3,568.70	 \$ 14,431.30	 \$ -0-
23-6-62 Retirement & Social Security (Employer's Share)	2,449.30	2,449.30	-0-	-0-
62 Encumbered from 1970 Budget				
TOTAL CURRENT OBLIGATIONS	\$ 20,449.30	\$ 6,018.00	\$ 14,431.30	\$ -0-
 7. PROPERTIES:	 \$ 2,000.00	 \$ -0-	 \$ 2,000.00	 \$ -0-
23-7-721 Furniture and Fixtures	1,000.00	642.84	357.16	-0-
721 Encumbered from 1970 Budget	100.00	31.95	68.05	-0-
726 Other Equipment				
TOTAL PROPERTIES	\$ 3,100.00	\$ 674.79	\$ 2,425.21	\$ -0-
 TOTAL REDEVELOPMENT GENERAL FUND	 \$138,903.41	 \$ 47,422.30	 \$ 91,481.11	 \$ 2,698.08

REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT

Cash Balance as of January 1, 1971 \$184,310.41
Receipts as of December 31, 1971 33,134.85
Total Receipts and Balance \$217,445.26
Total Disbursements as of December 31, 1971 \$ 47,422.30

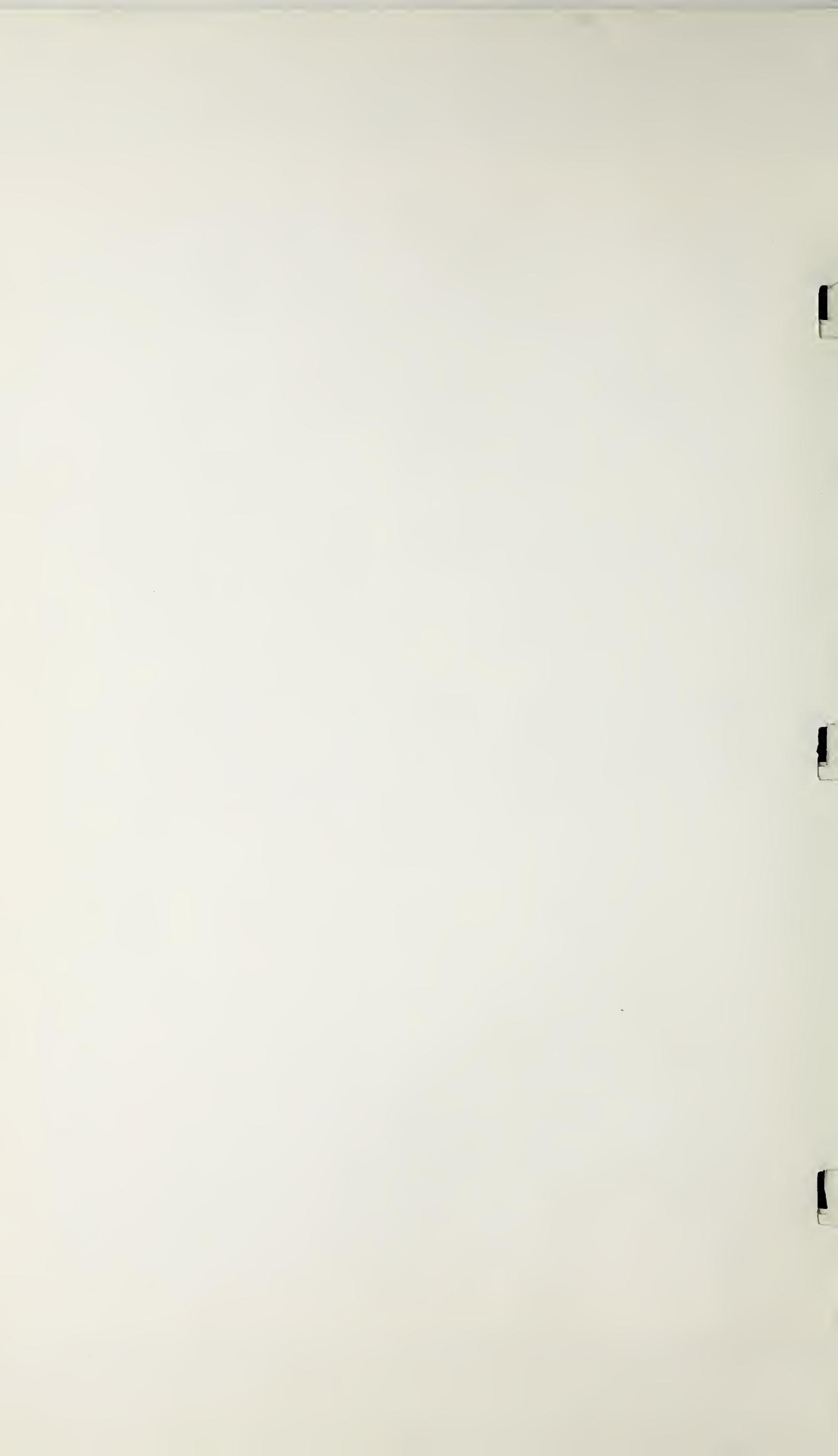
CASH BALANCE AS OF: DECEMBER 31, 1971 \$170,022.96

FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District Capital Fund
Statement as of December 31, 1971

	Total Appropriation	Total Disbursed	Appropriation Balance	December Disbursements
2. SERVICES CONTRACTUAL:				
<u>4-2-261 Legal Services</u>	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ -0-
261 Encumbered from 1970 Budget	21,728.32	4,508.11	17,220.21	914.75
262 Appraisals	5,000.00	0-	5,000.00	-0-
262 Encumbered from 1970 Budget	1,459.89	1,157.05	302.84	-0-
263 Consulting Service	15,000.00	0-	15,000.00	-0-
263 Encumbered from 1970 Budget	5,000.00	0-	5,000.00	-0-
264 Building Demolition	15,000.00	600.00	14,400.00	-0-
264 Encumbered from 1970 Budget	5,000.00	5,000.00	0-	-0-
265 Relocation, Electric Service	180,000.00	0-	180,000.00	-0-
265 Encumbered from 1970 Budget	125,000.00	0-	125,000.00	-0-
TOTAL SERVICES CONTRACTUAL	\$393,188.21	\$ 11,615.16	\$381,573.05	\$ 914.75
5. CURRENT CHARGES:				
<u>4-5-51 Insurance</u>	\$ 1,200.00	\$ 0-	\$ 1,200.00	\$ -0-
51 Encumbered from 1970 Budget	739.00	38.00	701.00	-0-
52 Rents	1,200.00	0-	1,200.00	-0-
52 Encumbered from 1970 Budget	1,200.00	0-	1,200.00	-0-
TOTAL CURRENT CHARGES	\$ 4,339.00	\$ 38.00	\$ 4,301.00	\$ -0-
6. CURRENT OBLIGATIONS:				
<u>4-6-64 Relocation Payments</u>	\$ 50,000.00	\$ 50,000.00	\$ 0-	\$ -0-
64 Encumbered from 1970 Budget	15,775.00	15,775.00	0-	-0-
65 Site Improvements	156,600.00	152,756.81	3,843.19	15,163.19
TOTAL CURRENT OBLIGATIONS	\$222,375.00	\$218,531.81	\$ 3,843.19	\$ 15,163.19
7. PROPERTIES:				
<u>4-7-73 Land</u>	\$ 50,000.00	\$ 43,301.82	\$ 6,698.18	\$ 43,301.82
73 Encumbered from 1970 Budget	22,141.15	22,141.15	0-	18,726.93
TOTAL PROPERTIES	\$72,141.15	\$65,442.97	\$ 6,698.18	\$ 62,028.75
TOTAL REDEVELOPMENT CAPITAL FUND	\$692,043.36	\$295,627.94	\$396,415.42	\$ 78,106.69
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1971	\$431,696.01			
Receipts as of December 31, 1971	281,737.45			
Total Receipts and Balance	\$773,433.46			
Total Disbursements as of: December 31, 1971	\$295,627.94			

CASH BALANCE AS OF: DECEMBER 31, 1971
Cash Balance as of January 1, 1971
Receipts as of December 31, 1971
Total Receipts and Balance
Total Disbursements as of: December 31, 1971

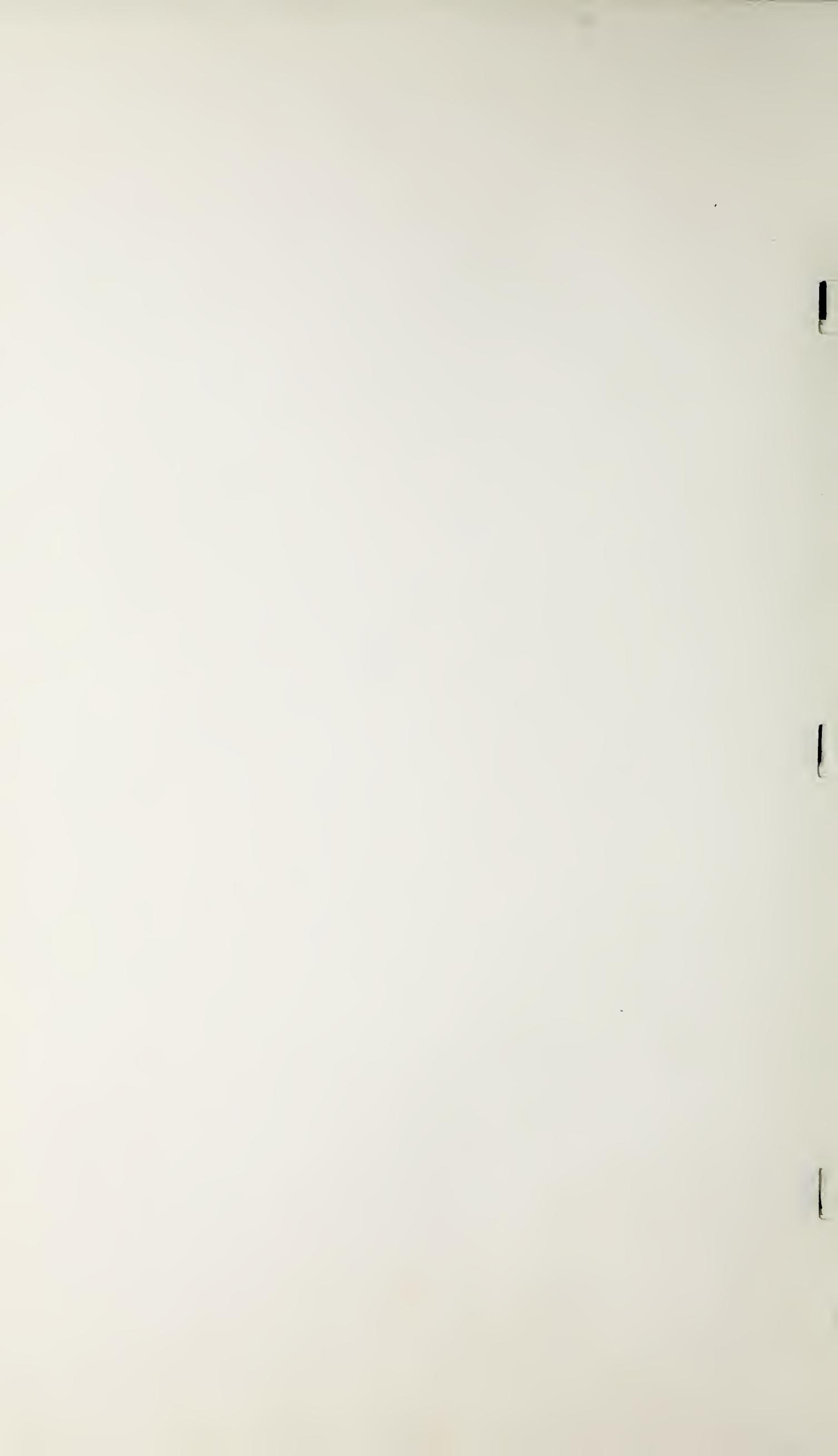
\$417,805.52



1972

1972

1972



MINUTES OF ANNUAL MEETING

DATE: January 3, 1972, 7:30 P.M.

PLACE: Office of the Redevelopment Commission, 710 City-County Building
Fort Wayne, Indiana

MEMBERS PRESENT:

W. F. Borgmann
Hana Stith
Donald Eckrich
Jack Lehman
Dallas Smith

MEMBERS ABSENT:

None.

STAFF PRESENT:

Hassel Wolfe
Jim Pfundstein

OTHERS PRESENT:

John Clifton, Attorney

In the absence of the President and Vice-President from 1971 as a result of their resignation from the Commission, the Secretary for 1971, Mr. W. F. Borgmann, assumed the chair with the unanimous consent of those present.

Upon roll call, the following answered present:

W. F. Borgmann
Donald Eckrich
Hana Stith
Jack Lehman
Dallas Smith

and the following were absent:

None.

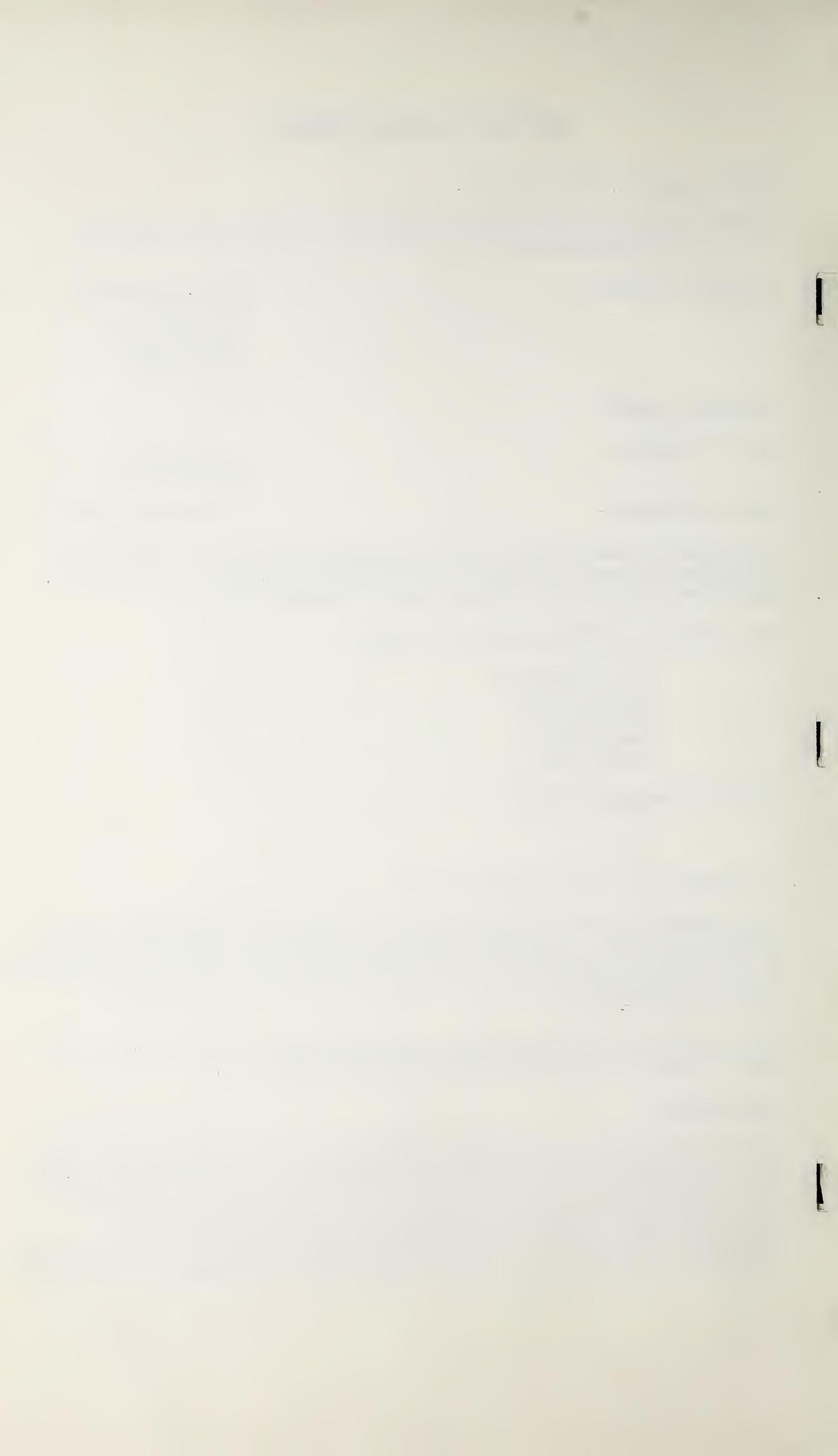
Mr. Borgmann declared a quorum present.

Upon a motion duly made and seconded, W. F. Borgmann was nominated for the position of President. Commissioner Borgmann asked Mr. John Clifton, Attorney, to serve the chair during the vote to elect a president for the 1972 year. Commissioner Borgmann was elected to serve as President of the Commission for 1972 and assumed the Presidency.

Upon motion duly made and seconded, the following officers were elected for 1972: Donald P. Eckrich, Vice-President and Hana Stith, Secretary.

MAIN STREET

The Executive Director reported that under the terms of an agreement between the Pettit Transfer and Storage Company and the Norfolk and Western Railroad, Pettit Warehouse held certain easements for the construction and operation of a railroad spur and loading dock on properties owned by the N & W Railroad. One of the provisions in said agreement provided that upon cessation of use by Pettit Warehouse, the structures and track would be removed and that the agreement would terminate. As a result of the acquisition of the Pettit Warehouse by the Fort Wayne



Redevelopment Commission for use in its Main Street Urban Renewal Project, the Fort Wayne Redevelopment Commission assumed responsibility for and had removed the said structures and trackage from the N & W property. However, the N & W Railroad had requested an instrument in recordable form indicating that the easement granted Pettit Warehouse had in fact terminated.

The Executive Director presented a copy of an instrument entitled "Release of Easement" which was explained to the Commissioners by Mr. John Clifton, Attorney. Mr. Clifton specifically emphasized that the instrument excluded any interest in property acquired by the Fort Wayne Redevelopment Commission from Pettit Warehouse. After discussion, it was moved and seconded that the President and Secretary be authorized to execute the release of the easement.

Upon a vote of the Commissioners, the motion carried.

OTHER BUSINESS

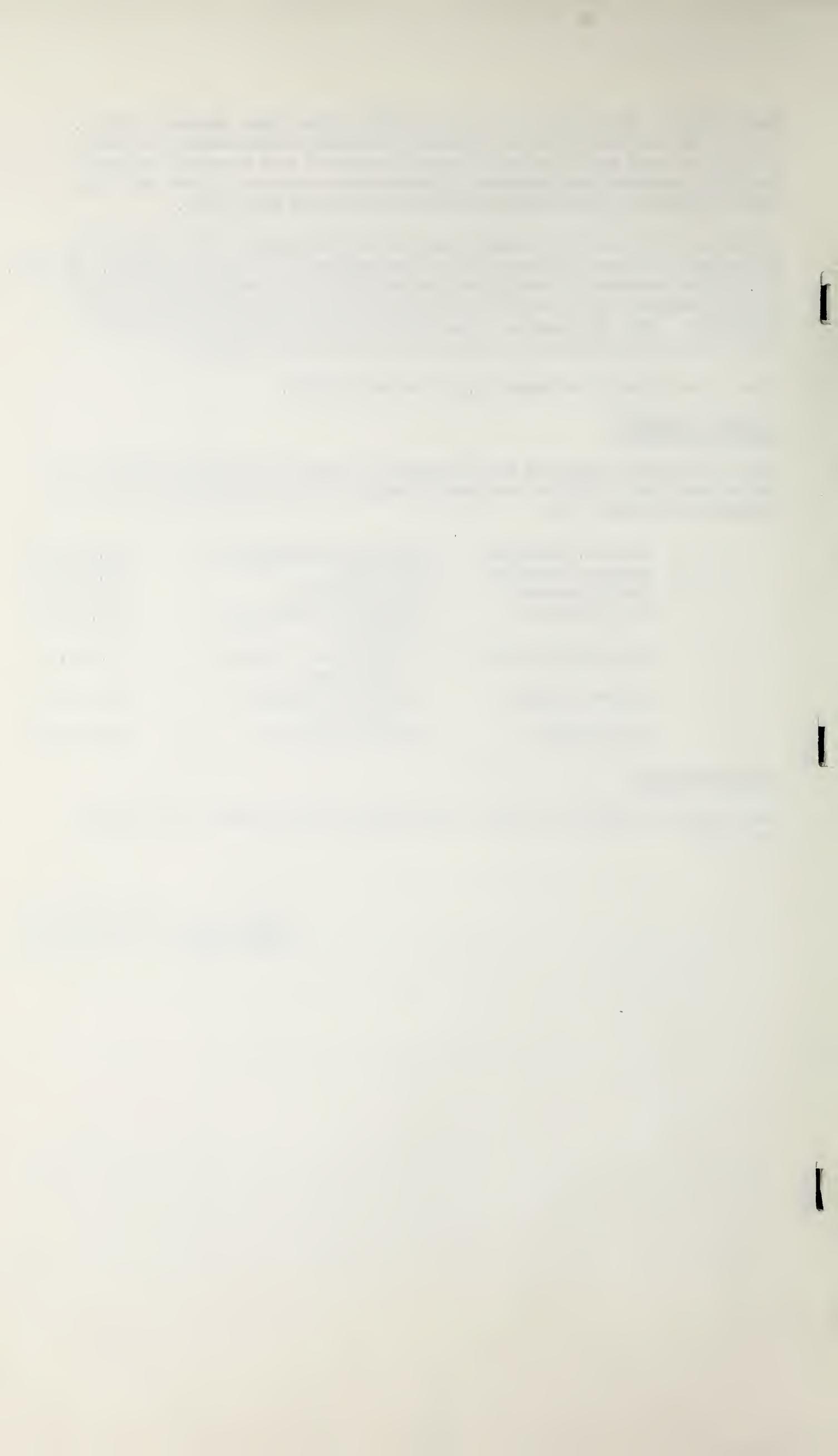
After a discussion regarding the granting of increases to Civil City employees for the calendar year 1972, the Commission adopted the following position and salary schedule for the year 1972.

Julia A. Zickgraf	Secretary A-Receptionist	\$6, 256.00
Marjorie Raschke	Accountant	\$7, 841.00
Dudley Bratton	Housing Officer	\$9, 087.00
Jim Pfundstein	Real Estate & Relocation Officer	\$10, 173.00
Harold Koehlinger	Administrative Assistant Part-time	\$1, 803.00
Arthur Bartling	Acquisition Assistant Part-time	\$1, 747.00
Hassel Wolfe	Executive Director	\$19, 351.00

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.

Hana L. Stith
Secretary



MINUTES OF REGULAR MEETING

DATE: January 20, 1972, 7:30 P.M.

PLACE: Room 710, City-County Building, Fort Wayne, Indiana

MEMBERS PRESENT:

W. F. Borgmann
Donald P. Eckrich
Hana L. Stith
Jack Lehman
Dallas E. Smith

MEMBERS ABSENT:

None

STAFF PRESENT:

Hassel Wolfe
Jim Pfundstein

OTHERS PRESENT:

John Clifton, Attorney
Nigel Cook, B E S T
Hugh Martz, Fort Wayne Legal
Services
Larry Riley, Journal-Gazette
Ted Rhoads, Free Press

The Fort Wayne Redevelopment Commission of the City of Fort Wayne met in a regular meeting at the office of the Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana at 7:30 P.M., January 20, 1972, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

W. F. Borgmann
Donald Eckrich
Hana Stith
Jack Lehman
Dallas Smith

and the following were absent:

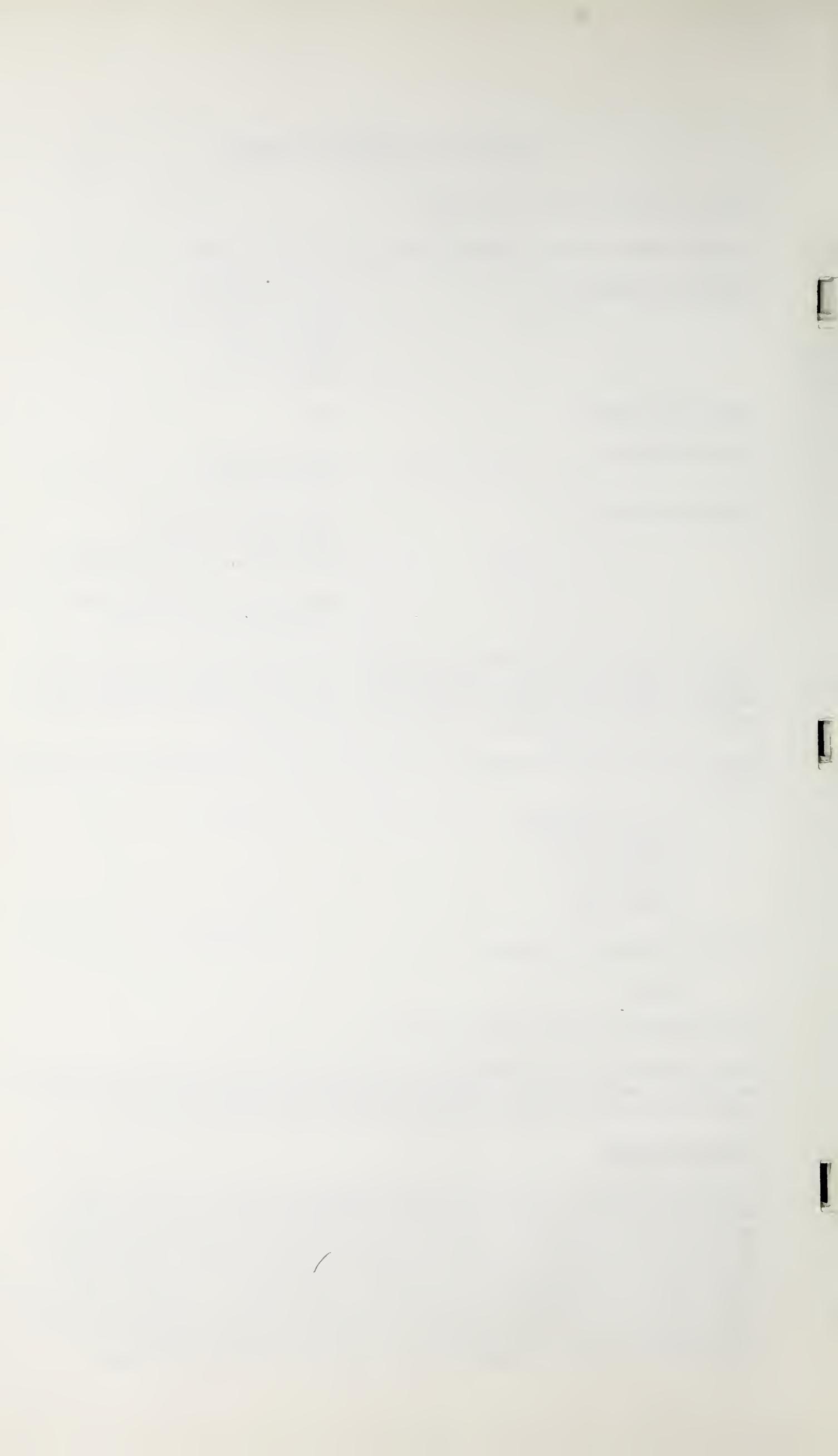
None.

The President declared a quorum present.

The Executive Director reported to the members of the Commission on the progress and status of various projects which the Commission is either participating in or vitally interested in. Those programs and their status are as follows:

PUBLIC HOUSING

As a result of several meetings between officials and staff of the City of Fort Wayne and employees of the Department of Housing and Urban Development from the Indianapolis area office, it had been agreed that the Department of Housing and Urban Development would approve the site located at Harmar Street in the East Central Neighborhood as the site for the construction of housing for the elderly by the Fort Wayne Housing Authority. Previously it had been the suggestion of the Fort Wayne Housing Authority that the Redevelopment Commission acquire the site either through a federally funded program if available, and if not, a locally funded program to bring the cost within maximum allowable limits



established by the Department of Housing and Urban Development. However, now that the number of units to be placed on the site have tentatively been reduced to a number which could be located on approximately 1/2 of the block, the Housing Authority proposed to acquire the East half of the subject block since this area is now predominantly vacant and the cost of acquisition would be within the limits which could be approved by HUD for public housing units. This would eliminate the necessity for the Redevelopment Commission to be involved in the area within the immediate future.

Approval of this site was contingent upon the execution of a memorandum of understanding which would include the agreement that the City of Fort Wayne would undertake programs which will be discussed later during this meeting.

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT

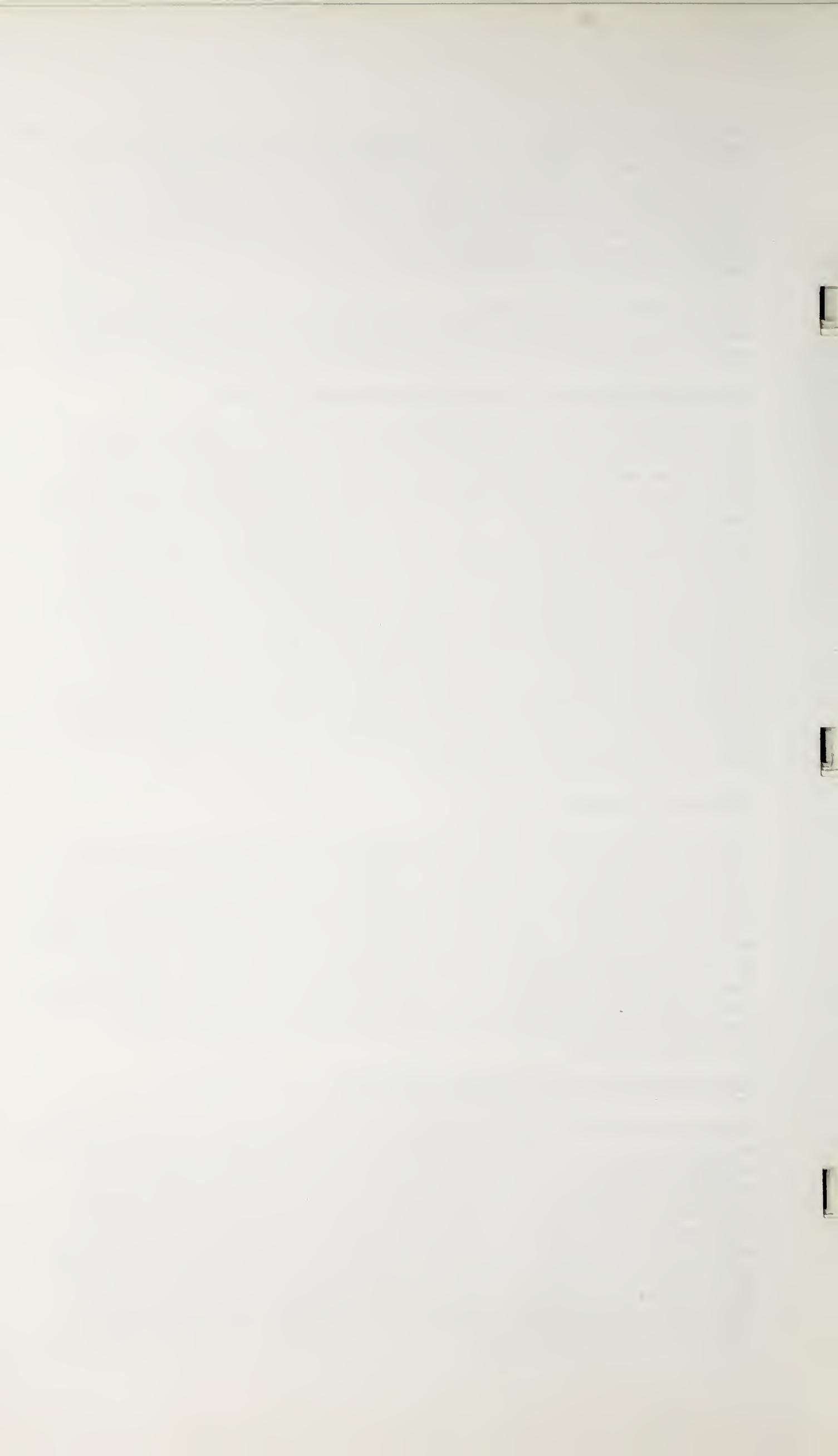
The City of Fort Wayne's Workable Program for Community Improvement certification expired on December 31, 1971, and its new submission contains deficiencies which will not permit the Department of Housing and Urban Development to recertify this document. The two major areas of deficiencies which will require remedial action are (1) The building code of the City of Fort Wayne will have to be amended to permit the use of Romex wiring under the electrical code and plastic plumbing under the plumbing code. The City of Fort Wayne is proceeding to make the necessary adjustments to these codes. However, in the event the State of Indiana initiates the State-Wide Building Code which is presently being considered, this would supersede the local code and eliminate the necessity of adjustments to the City's code. (2) Also the Minimum Housing Section of the Building Commissioner's Office will be required to develop a housing study to identify and analyze the housing demand generated within certain areas within the City of Fort Wayne where problems are known to exist. This study is being undertaken by the Building Commissioner's Office and will be conducted jointly with housing inspections being made as a part of the Community Renewal Plan.

COMMUNITY RENEWAL PLAN

Basic data to be included in the Community Renewal Plan will include a 100% windshield survey of the structural condition of all of the structures within the city limits of the City of Fort Wayne. This will be the major thrust in the next few months and will require personnel above that presently available from the City staff. A request regarding this additional personnel will be discussed later during this meeting. Staff of the Fort Wayne Redevelopment Commission will be involved in the preparation of the Community Renewal Plan. During the early stages, we are working on the background information to document historical growth and development of the City of Fort Wayne and other factors which have created assets and/or problems to the proper development of the City of Fort Wayne.

NEIGHBORHOOD DEVELOPMENT PROGRAM

The above mentioned approval of the Harmar Street Site as a location for housing for the elderly to be constructed by the Fort Wayne Housing Authority was contingent on the treatment of the surrounding area through application of a Neighborhood Development Program. In the past, the City was not eligible to participate in this Neighborhood Development Program because of certain deficiencies in the Workable Program for Community Improvement and the absence of a satisfactory Community Renewal Plan. However, now that these problems are being overcome, the Department of Housing and Urban Development indicated that they would approve the funding of a plan for the area contingent upon the availability of funds which was estimated to be October, 1972 at the earliest. Amount of funds to be committed and area to be included within the Neighborhood



Development Program are still to be determined through negotiations with personnel from the HUD area office in Indianapolis as the research for the Community Renewal Plan progresses. The target date for the submission of a Neighborhood Development Program application for the area surrounding the Harmar Street site is June or July, 1972.

REQUEST FROM MAYOR REGARDING ASSISTANCE BY THE FORT WAYNE REDEVELOPMENT COMMISSION TO PROVIDE TEMPORARY HELP TO CONDUCT SURVEY FOR THE COMMUNITY RENEWAL PLAN.

The President read a copy of a letter dated January 12, 1972 from the Mayor of the City of Fort Wayne requesting that the Fort Wayne Redevelopment Commission make available through it's budget funds to employ the services of six housing inspectors to be employed for a period of four months to conduct a structural survey of the existing structures in the City of Fort Wayne as a part of the Community Renewal Plan. No indication as to compensation required to obtain these services was included in the Mayor's request.

After discussion of the request, it was the opinion of the Commissioners that the Redevelopment Commission had sufficient interest in the early completion of the Community Renewal Plan to warrant its participation in the development of the document to the extent which the availability of funds would permit. Inasmuch as the Redevelopment Commission was charged with the preparation of the Neighborhood Development application, the Commission felt that it was absolutely essential that sufficient funds be retained to complete this document, but that additional funds which would have been applied toward a local program could be made available to assist in the survey.

The Redevelopment General Fund personal service budget for salaries and wages, regular, for the calendar year, 1972 appropriated \$83,382.00. Discussion indicated that approximately \$67,000.00 of this money would be required to administer programs now underway and to complete an NDP application, leaving a balance of approximately \$16,000 which could be made available to assist with the survey.

After discussion, Commissioner Eckrich introduced the following motion:

"I move that we make available to the Minimum Housing Section of the Building Commissioner's Office up to \$16,000 to be utilized to employ inspectors for the purpose of aiding and abetting the completion of the Community Renewal Plan".

Commissioner Smith seconded the motion, and on roll call, the motion carried.

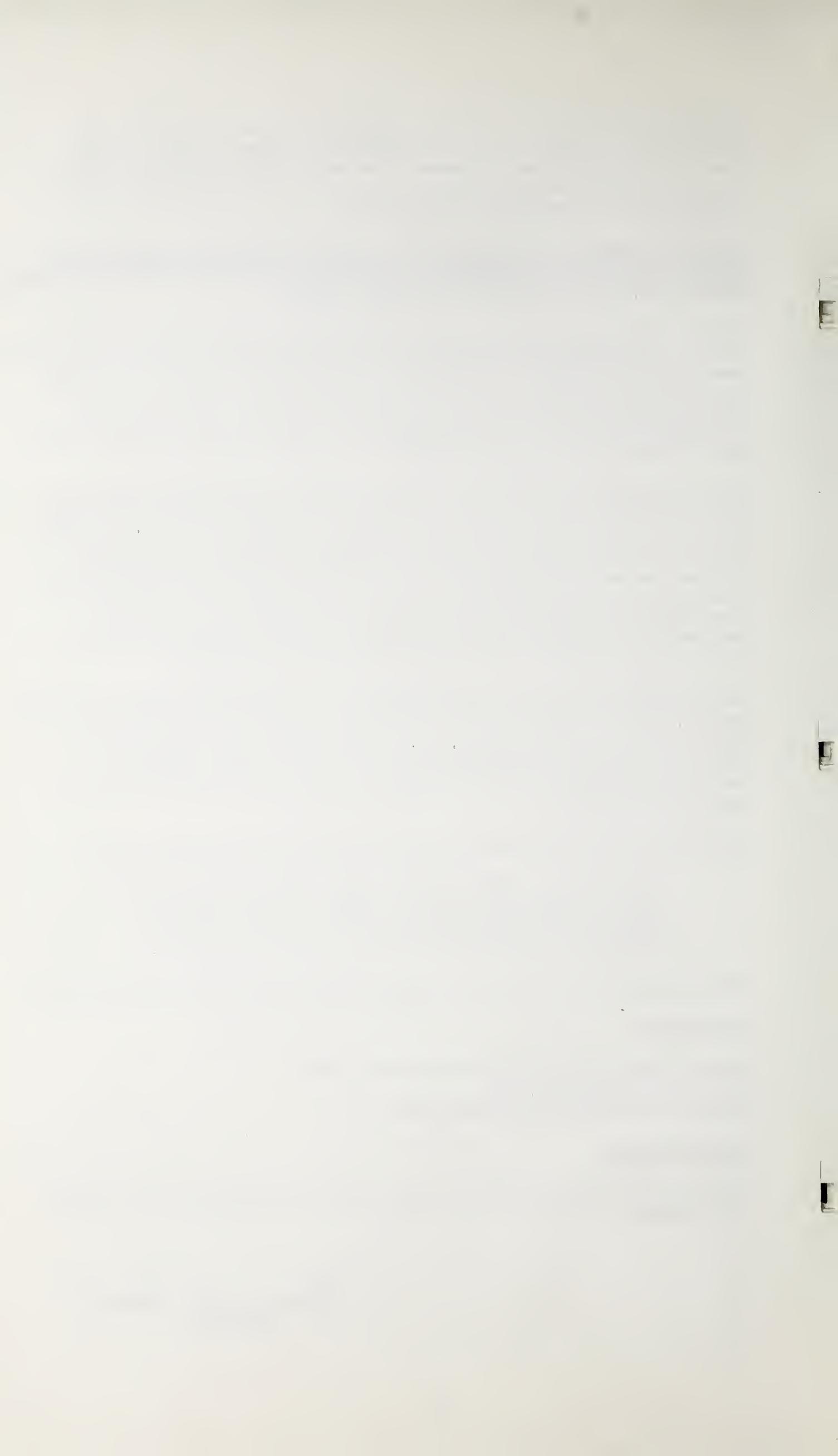
APPROVALS

Minutes of December 16, 1971 and January 3, 1972.
Vouchers for December, 1971
Monthly Statement for December, 1971.

ADJOURNMENT

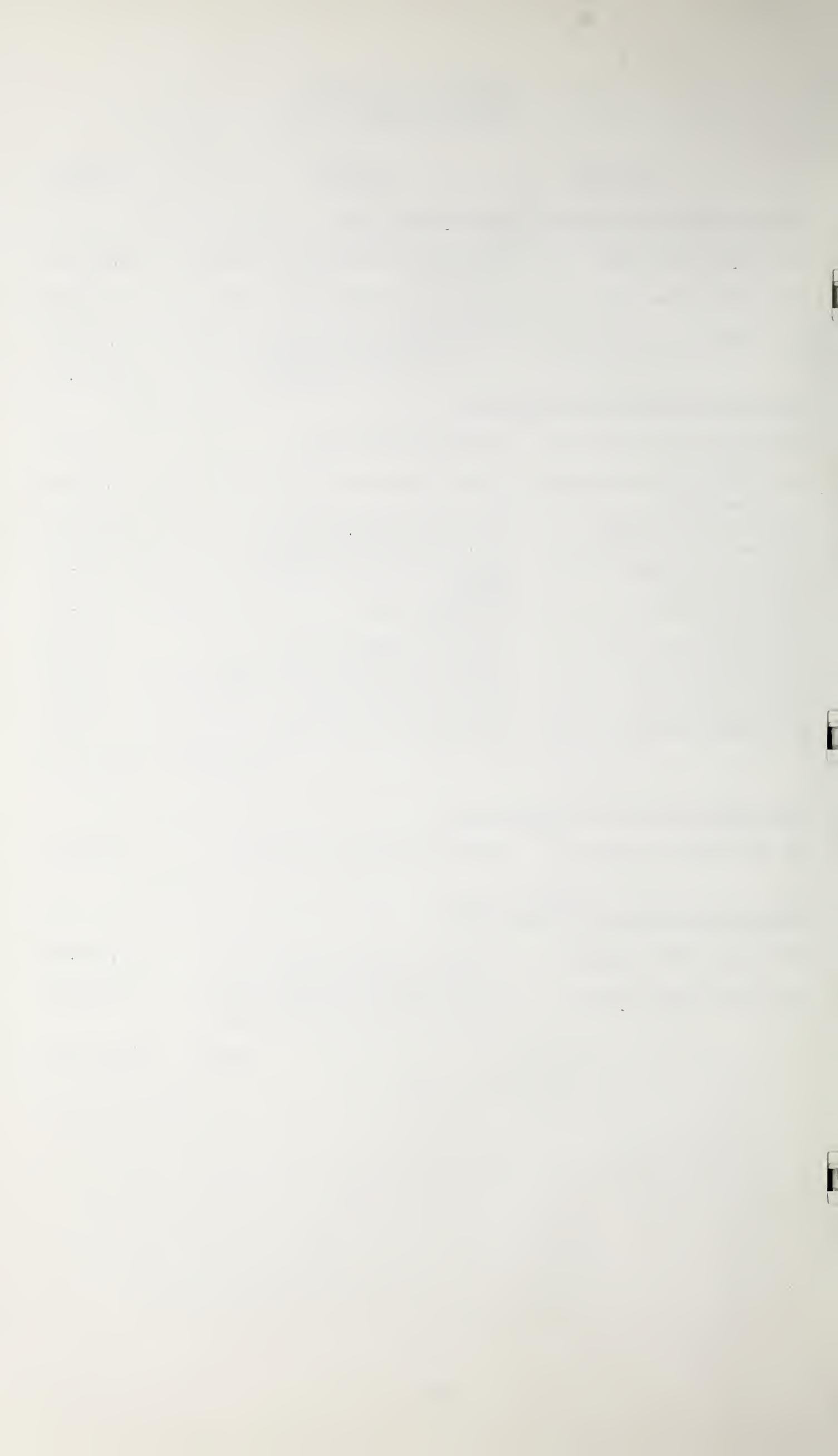
There being no further business to come before the Commission, the meeting was adjourned.

Hana L. Stith
Secretary



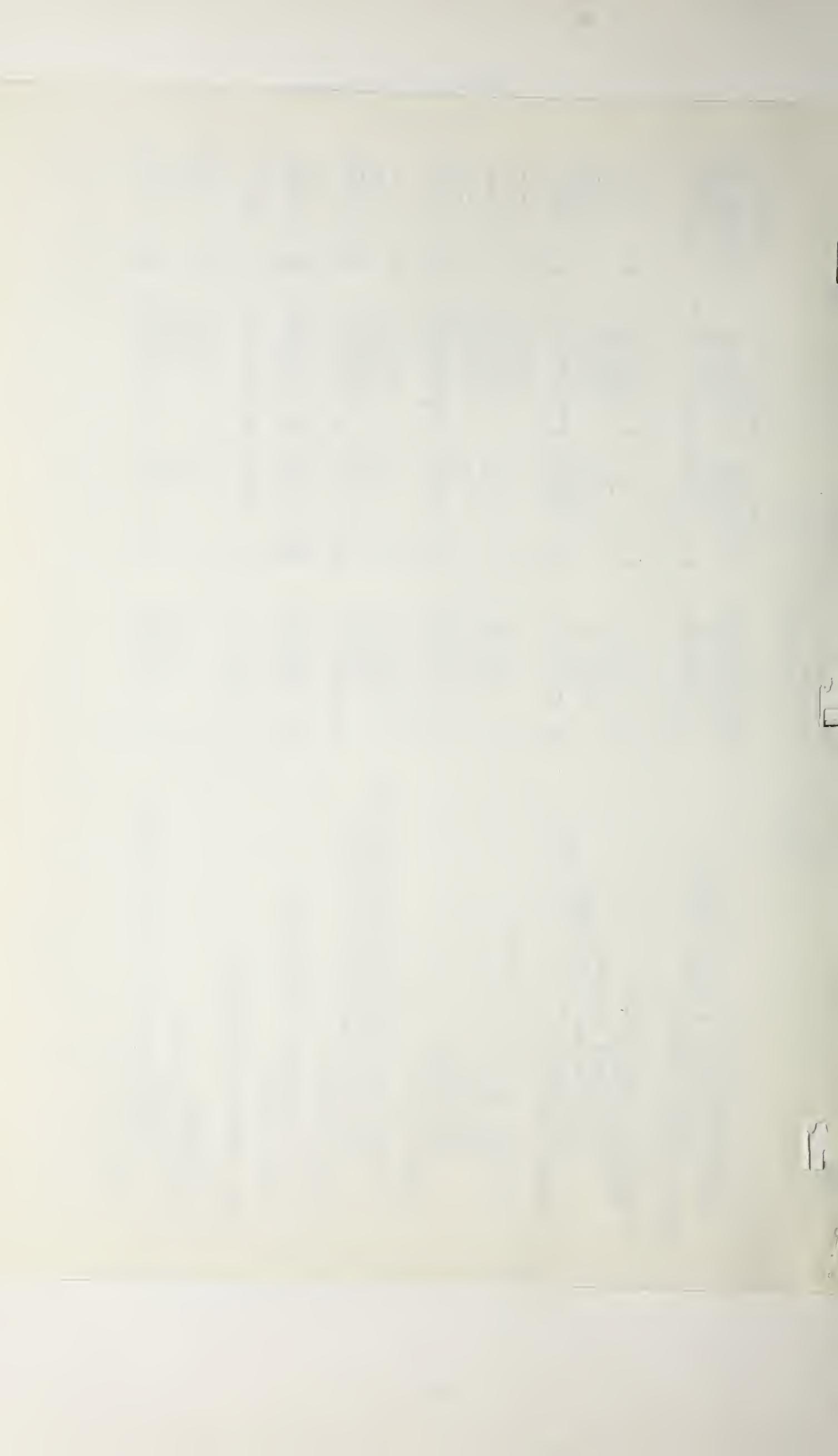
VOUCHERS APPROVED
January 31, 1972

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures Ind. R-51</u>		
Fort Wayne Nat'l. Bank	Part payment 4th Series 71 Project Notes	\$7,989.76
Allen County Treasurer	Addl. taxes levied against H-C properties	19.44
Fort Wayne Red. Comm.	Reimburse R-53 for H-C share of administrative expenses	2,608.31
	TOTAL	\$10,617.51
<u>REVOLVING FUND Expenditures R-53</u>		
Public Employees Retirement Fund OASI	OASI 4th quarter, 1971	553.46
Public Employees Retirement Fund PERF	PERF 4th quarter, 1971	2,132.18
Civil City Payroll Fund	Pay period ending 1-8-72	1,143.35
Barrett, Barrett & McNagny	Mo. Retainer for January	250.00
Shrex of Fort Wayne	Invoices for Office Supplies	24.80
Ind. Stamp & Seal	Stamp	5.25
Allen Co. Treasurer	Telephone Bills	225.57
City Utilities	Gasoline	3.55
Civil City Payroll Fund	Pay period ending 1-22-72	2,312.94
Xerox Corporation	Minimum reading for November	60.00
Frank W. King Agency, Inc.	Commissioners Bonds for 1972	265.00
Xerox Corporation	Reading for December	63.54
Fort Wayne Newspapers, Inc.	Publication of legal notice	62.20
	TOTAL	\$7,101.84
<u>Redevelopment District CAPITAL FUND</u>		
Barrett, Barrett & McNagny	Monthly Retainer for January	\$350.00
<u>Redevelopment District GENERAL FUND</u>		
Fort Wayne Redev. Comm.	Reimburse R-53 for City's share of Jan. payroll expense	\$2,249.92
Fort Wayne Redev. Comm.	Reimburse R-53 for City's share of Jan. administrative expense	2,209.01
	TOTAL	\$4,458.93



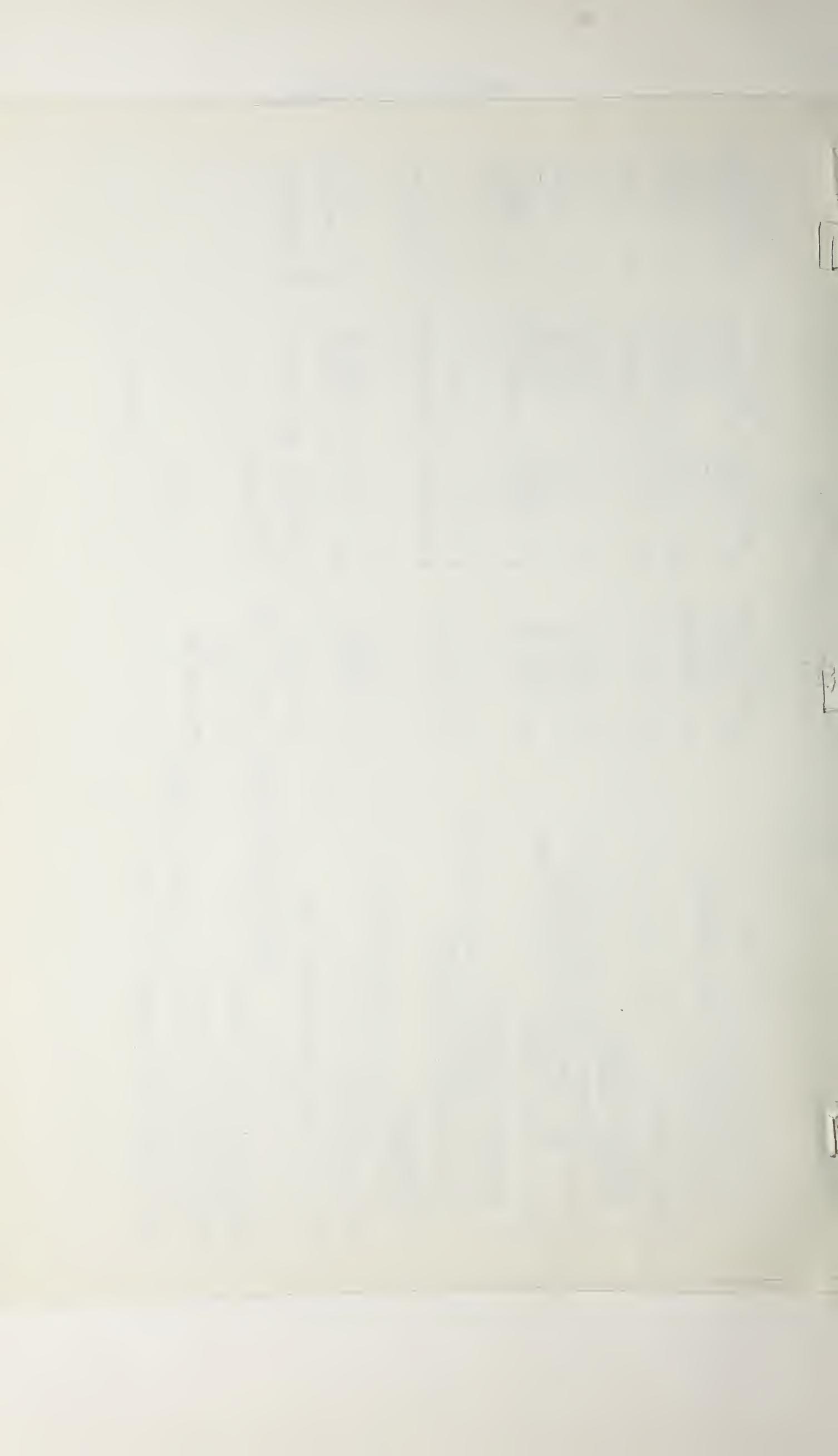
FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of January 31, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	January Disbursements
1. SERVICES PERSONAL:				
23-1-11 Salaries & Wages Regular	\$ 83,382.00	\$ 2,145.95	\$ 81,236.05	\$ 2,145.95
12 Salaries & Wages Temporary	\$ 3,000.00	\$ 103.97	\$ 2,896.03	\$ 103.97
TOTAL SERVICES PERSONAL	\$ 86,382.00	\$ 2,249.92	\$ 84,132.08	\$ 2,249.92
2. SERVICES CONTRACTUAL:				
23-2-212 Postage	\$ 800.00	\$ 0-	\$ 800.00	\$ 0-
213 Travel Expense	\$ 1,500.00	\$ 0-	\$ 1,500.00	\$ 0-
214 Telephone & Telegraph	\$ 3,000.00	\$ 0-	\$ 3,000.00	\$ 0-
214 Encumbered from 1971 Budget	\$ 720.49	\$ 148.88	\$ 571.61	\$ 148.88
Total 23-2-21	\$ 6,020.49	\$ 148.88	\$ 5,871.61	\$ 148.88
23-2-221 Electric Current	\$ 600.00	\$ 0-	\$ 600.00	\$ 0-
222 Gas	\$ 600.00	\$ 0-	\$ 600.00	\$ 0-
223 Heat	\$ 800.00	\$ 0-	\$ 800.00	\$ 0-
224 Water	\$ 100.00	\$ 0-	\$ 100.00	\$ 0-
225 Sewage	\$ 50.00	\$ 0-	\$ 50.00	\$ 0-
Total 23-2-22	\$ 2,150.00	\$ 0-	\$ 2,150.00	\$ 0-
23-2-241 Printing Other Than Office Supp.	\$ 4,000.00	\$ 0-	\$ 4,000.00	\$ 0-
242 Publication of Legal Notices	\$ 500.00	\$ 0-	\$ 500.00	\$ 0-
243 Photograph & Blue Printing	\$ 500.00	\$ 0-	\$ 500.00	\$ 0-
Total 23-2-24	\$ 5,000.00	\$ 0-	\$ 5,000.00	\$ 0-
23-2-252 Repairs to Equipment	\$ 500.00	\$ 0-	\$ 500.00	\$ 0-
Total 23-2-25	\$ 500.00	\$ 0-	\$ 500.00	\$ 0-
TOTAL SERVICES CONTRACTUAL	\$ 13,670.49	\$ 148.88	\$ 13,521.61	\$ 148.88
3. SUPPLIES:				
23-3-321 Gasoline	\$ 200.00	\$ 3.55	\$ 196.45	\$ 3.55
322 Oil	\$ 10.00	\$ 0-	\$ 10.00	\$ 0-
324 Other Garage & Motor Expense	\$ 150.00	\$ 0-	\$ 150.00	\$ 0-
Total 23-3-32	\$ 360.00	\$ 3.55	\$ 356.45	\$ 3.55



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of January 31, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	January Disbursements
23-3-361 Official Records	\$ 25.00	\$ 13.46	\$ 11.54	\$ 13.46
362 Stationery	200.00	-0-	200.00	-0-
363 Other Office Supplies	800.00	6.37	793.63	6.37
Total 23-3-36	\$ 1,025.00	\$ 19.83	\$ 1,005.17	\$ 19.83
 TOTAL SUPPLIES	 \$ 1,385.00	 \$ 23.38	 \$ 1,361.62	 \$ 23.38
 5. CURRENT CHARGES:				
23-5-51 Insurance	\$ 200.00	\$ -0-	\$ 200.00	\$ -0-
52 Rents (Including Equipment)	5,000.00	81.54	4,918.46	81.54
55 Subscriptions and Dues	250.00	-0-	250.00	-0-
56 Premiums on Official Bonds	500.00	265.00	235.00	265.00
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 346.54	\$ 5,603.46	\$ 346.54
 6. CURRENT OBLIGATIONS:				
23-6-62 Retirement & Social Security (Employer's Share)	\$ 18,000.00	\$ 1,690.21	\$ 16,309.79	\$ 1,690.21
TOTAL CURRENT OBLIGATIONS	\$ 18,000.00	\$ 1,690.21	\$ 16,309.79	\$ 1,690.21
 7. PROPERTIES:				
23-7-721 Furniture and Fixtures	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
726 Other Equipment	100.00	-0-	100.00	-0-
TOTAL PROPERTIES:	\$ 2,100.00	\$ -0-	\$ 2,100.00	\$ -0-
TOTAL REDEVELOPMENT GENERAL FUND	\$ 127,487.49	\$ 4,458.93	\$ 123,028.56	\$ 4,458.93
 REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT				
Cash Balance as of January 1, 1972	\$ 170,022.96			
Receipts as of	-0-			
Total Receipts and Balance	\$ 170,022.96			
Total Disbursements as of January 31, 1972	\$ 4,458.93			
CASH BALANCE AS OF JANUARY 31, 1972	\$ 165,564.03			



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District Capital Fund
 Statement as of January 31, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	January Disbursements
2. SERVICES CONTRACTUAL:				
261 Legal Services	\$ 20,000.00	\$ 350.00	\$ 19,650.00	\$ 350.00
262 Appraisals	5,000.00	-0-	5,000.00	-0-
263 Consulting Services	10,000.00	-0-	10,000.00	-0-
264 Building Demolition	15,000.00	-0-	15,000.00	-0-
265 Relocation, Electric Service, Encumbered from 1971 Budget	120,000.00	-0-	120,000.00	-0-
TOTAL SERVICES CONTRACTUAL	\$170,000.00	\$ 350.00	\$169,650.00	\$ 350.00
5. CURRENT CHARGES:				
44-5-51 Insurance	\$ 1,000.00	\$ -0-	\$ 1,000.00	\$ -0-
52 Rents	1,000.00	-0-	1,000.00	-0-
TOTAL CURRENT CHARGES	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
6. CURRENT OBLIGATIONS:				
44-6-64 Relocation Payments	\$150,000.00	\$ -0-	\$ 150,000.00	\$ -0-
65 Site Improvements	56,000.00	-0-	56,000.00	-0-
TOTAL CURRENT OBLIGATIONS	\$206,000.00	\$ -0-	\$206,000.00	\$ -0-
7. PROPERTIES:				
44-7-73 Land	\$150,000.00	\$ -0-	\$ 150,000.00	\$ -0-
TOTAL PROPERTIES	\$150,000.00	\$ -0-	\$150,000.00	\$ -0-
TOTAL REDEVELOPMENT CAPITAL FUND	\$528,000.00	\$ 350.00	\$ 527,650.00	\$ 350.00
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1972	\$417,805.52			
Receipts as of	-0-			
Total Receipts and Balance	\$417,805.52			
Total Disbursements as of January 31, 1972	\$ 350.00			
CASH BALANCE AS OF JANUARY 31, 1972	\$417,455.52			



Ward 10, 11, 12, 13, 14, 15, General Fund
Reserve, General District General Fund
Statement as of February 29, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	February Disbursement	February Disbursement
1. SERVICES PERSONAL:					
23-1-11 Salaries & Wages Regular	\$ 83,352.00	\$ 8,454.09	\$ 74,927.91	\$ 6,308.14	\$ 6,308.14
12 Salaries & Wages Temporary	3,000.00	242.59	2,757.41	138.62	138.62
TOTAL SERVICES PERSONAL	\$ 86,352.00	\$ 8,696.68	\$ 77,685.32	\$ 6,446.76	\$ 6,446.76
2. SERVICES CONTRACTUAL:					
23-2-212 Postage	\$ 800.00	\$ -0-	\$ 800.00	\$ -0-	\$ -0-
213 Travel Expense	1,500.00	-0-	1,500.00	-0-	-0-
214 Telephone & Telegraph	3,000.00	-0-	3,000.00	-0-	-0-
214 Encumbered from 1971 Budget	720.49	148.88	571.61	-0-	-0-
Total 23-2-21	\$ 6,020.49	\$ 148.88	\$ 5,871.61	\$ -0-	\$ -0-
23-2-221 Electric Current	\$ 600.00	\$ -0-	\$ 600.00	\$ -0-	\$ -0-
222 Gas	600.00	-0-	600.00	-0-	-0-
223 Heat	800.00	-0-	800.00	-0-	-0-
224 Water	100.00	-0-	100.00	-0-	-0-
225 Sewage	50.00	-0-	50.00	-0-	-0-
Total 23-2-22	\$ 2,150.00	\$ -0-	\$ 2,150.00	\$ -0-	\$ -0-
23-2-241 Printing Other Than Office Supp.	\$ 4,000.00	\$ 71.00	\$ 3,929.00	\$ 71.00	\$ 71.00
242 Publication of Legal Notices	500.00	48.56	451.44	48.56	48.56
243 Photograph & Blue Printing	500.00	7.70	492.30	7.70	7.70
Total 23-2-24	\$ 5,000.00	\$ 127.26	\$ 4,872.74	\$ 127.26	\$ 127.26
23-2-252 Repairs to Equipment	\$ 500.00	\$ -0-	\$ 500.00	\$ -0-	\$ -0-
Total 23-2-25	\$ 500.00	\$ -0-	\$ 500.00	\$ -0-	\$ -0-
TOTAL SERVICES CONTRACTUAL	\$ 13,670.49	\$ 276.14	\$ 13,394.35	\$ 127.26	\$ 127.26
3. SUPPLIES:					
23-3-321 Gasoline	\$ 200.00	\$ 10.53	\$ 189.47	\$ 6.98	\$ 6.98
322 Oil	10.00	-0-	10.00	-0-	-0-
324 Other Garage & Motor Expense	150.00	3.73	146.27	3.73	3.73
Total 23-3-32	\$ 360.00	\$ 14.26	\$ 345.74	\$ 10.71	\$ 10.71

DOORWAARDER, HANNAH & CO., INC.
 Redevelopment District General Fund
 Statement as of February 29, 1972

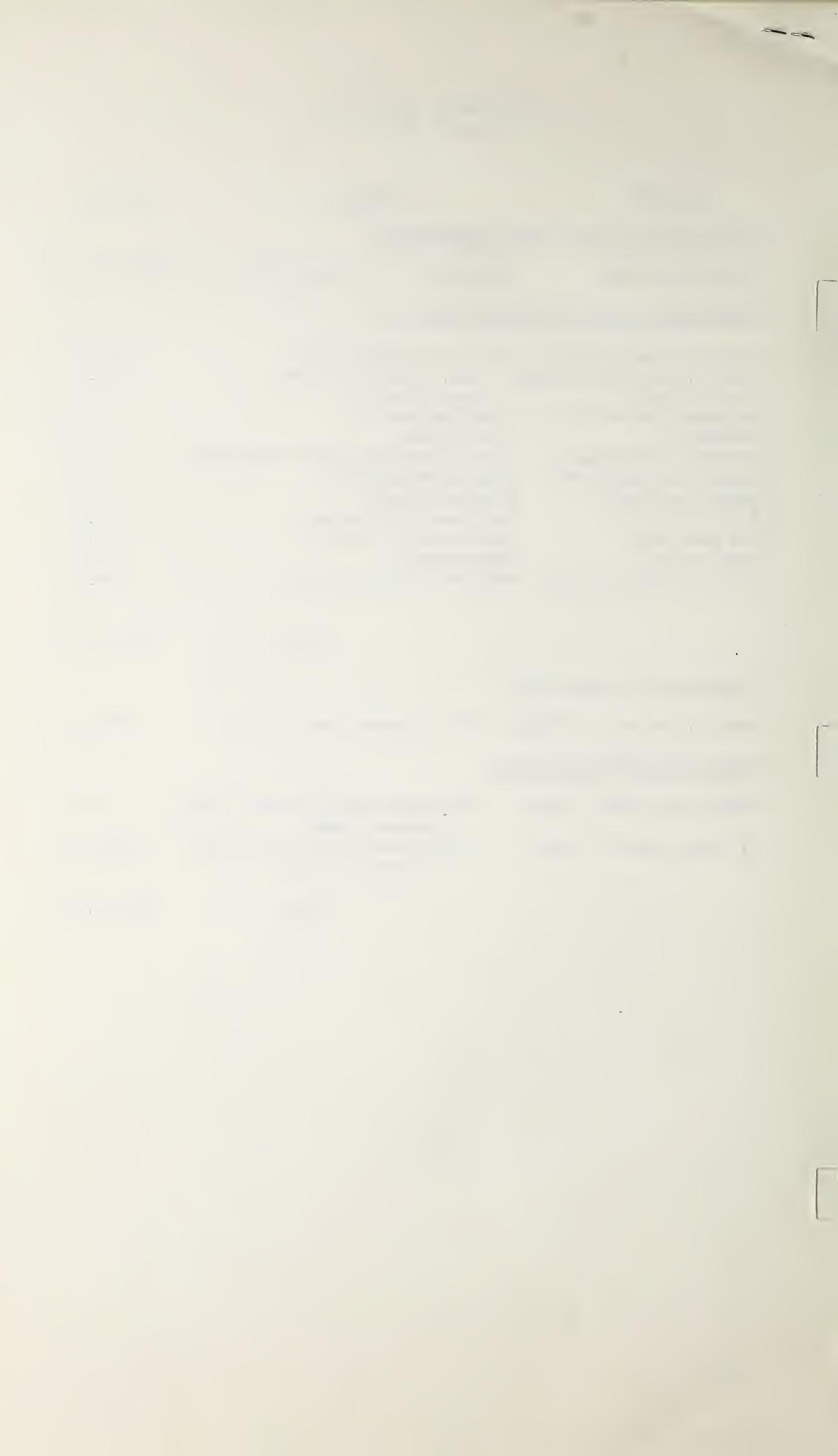
	Total Appropriation	Total Disbursed	Appropriation Balance	February Disbursements
23-3-361 Official Records	\$ 25.00	\$ 13.46	\$ 11.54	\$ 0-
362 Stationery	200.00	-0-	200.00	-0-
363 Other Office Supplies	800.00	154.41	645.59	148.04
Total 23-3-36	\$ 1,025.00	\$ 167.87	\$ 857.13	\$ 148.04
 TOTAL SUPPLIES	 \$ 1,385.00	 \$ 182.13	 \$ 1,202.87	 \$ 158.75
 5. CURRENT CHARGES:	 \$ 200.00	 \$ -0-	 \$ 200.00	 \$ -0-
23-5-51 Insurance	\$ 5,000.00	\$ 81.54	4,918.46	\$ 0-
52 Rents (Including Equipment)	250.00	55.90	194.10	55.90
55 Subscriptions and Dues	500.00	265.00	235.00	-0-
56 Premiums on Official Bonds	\$ 5,950.00	\$ 402.44	\$ 5,547.56	\$ 55.90
 TOTAL CURRENT CHARGES	 \$ 5,950.00	 \$ 402.44	 \$ 5,547.56	 \$ 55.90
 6. CURRENT OBLIGATIONS:	 \$ 18,000.00	 \$ 1,690.21	 \$ 16,309.79	 \$ -0-
23-6-62 Retirement & Social Security (Employer's Share)	 \$ 18,000.00	 \$ 1,690.21	 \$ 16,309.79	 \$ -0-
TOTAL CURRENT OBLIGATIONS	\$ 18,000.00	\$ 1,690.21	\$ 16,309.79	\$ -0-
 7. PROPERTIES:	 \$ 2,000.00	 \$ -0-	 \$ 2,000.00	 \$ -0-
23-7-721 Furniture and Fixtures	\$ 100.00	-0-	100.00	-0-
726 Other Equipment	\$ 2,100.00	\$ -0-	\$ 2,100.00	\$ -0-
TOTAL PROPERTIES:	\$ 2,100.00	\$ -0-	\$ 2,100.00	\$ -0-
 TOTAL REDEVELOPMENT GENERAL FUND	 \$127,487.49	 \$11,247.60	 \$116,239.89	 \$ 6,788.67

REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT

Cash Balance as of January 1, 1972	\$170,022.96
Receipts as of February 29, 1972	-0-
Total Receipts and Balance	\$170,022.96
Total Disbursements as of February 29, 1972	\$ 11,247.60
 CASH BALANCE AS OF FEBRUARY 29, 1972	 \$ 158,775.36
 NOTE: Controller's Cash balance as of Feb. 29 will read \$165,564.03 as reimbursements were not written until after March 1, 1972.	

VOUCHERS APPROVED
February, 1972

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>MAIN STREET R-52 Project Expenditures</u>		
Lincoln Nat'l Bank	Purchase U. S. Treasury Bills	\$59, 679.17
<u>REVOLVING FUND EXPENDITURES R-53</u>		
Civil City Payroll Fund	Pay period ending 2/5/72	3, 407.59
Barrett, Barrett & McNagny	Mo. Retainer for Feb.	250.00
City Utilities	Transportation	10.71
Bill-Mar Paint & Color Co.	Drafting Supplies	42.00
Howard's	18 rolls Film	13.50
Fort Wayne Newspapers	Legal Advertising-Public Disclosure	45.32
Lakeshore Typographers	Printing Project notes	71.00
Xerox Corporation	Purchase of paper	172.75
R. L. Polk & Co.	Purchase City Directory	55.90
The Bond Buyer	Publication R-52 Notes	48.56
City Utilities	Office Supplies	44.97
Civil City Payroll Fund	Pay period ending 2/19/72	4, 784.58
	Total	\$8, 946.88
<u>Redevelopment Capital Fund</u>		
Barrett, Barrett & McNagny	Mo. Retainer Fee for Feb.	\$350.00
<u>Redevelopment General Fund</u>		
Fort Wayne Redev. Comm.	Reimburse R-53 for Feb. Adm. istrative Costs	341.91
Ft. Wayne Redev. Comm.	Reimburse R-53 for City Share of salary expense	6, 446.76
	Total	\$6, 788.67



MINUTES OF SPECIAL MEETING

DATE: March 20, 1972, 7:30 P.M.

PLACE: Offices of the Fort Wayne Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana

MEMBERS PRESENT:

William F. Borgmann
Donald Eckrich
Hana Stith
Jack Lehman

MEMBERS ABSENT:

Dallas Smith

STAFF PRESENT:

H. T. Wolfe
Jim Pfundstein

OTHERS PRESENT:

Phil Burt, Attorney for CCCIC
Fred Adams and Galen Babb, CCCIC

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana met in a special meeting at the offices of the Redevelopment Commission, 710 City-County Building at 7:30 P.M., March 20, 1972, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call the following answered present:

William Borgmann
Donald Eckrich
Hana Stith
Jack Lehman

and the following were absent:

Dallas Smith

The President declared a quorum present.

HANNA-CREIGHTON

Members of the Central City Civic Investment Corporation had been invited to appear to brief the Commission on the progress toward developing the shopping center adjacent to Anthony and Creighton Avenue. Mr. Phil Burt informed the members of the Commission that it was his understanding that Mr. Norb Knapke had made considerable progress toward commitments for tenants in the area but that specific details were known only to Mr. Knapke and that it had been impossible for him to attend this evening's meeting. The Commission indicated that they would prefer that Mr. Knapke be available to provide the Commission with the latest information available and it was mutually agreed between the members of the Commission and Central City Civic Investment Corporation that they would appear at the April meeting at which time they would attempt to have Mr. Knapke present.

The Executive Director reported that at the time the Antioch Foundation of Indiana acquired Parcel 26 in the Hanna-Creighton Project, a portion of their overall

plan proposed that a Community Center be developed to house agencies that would provide recreational and social services to the Project and surrounding community. Since the Young Men's Christian Association of Greater Fort Wayne and Allen County were co-sponsors with the Antioch Foundation of Indiana of the Eden Green Project, it was proposed that a site containing approximately 2 1/2 acres be transferred to the YMCA for a figure of \$18,700.00. This would permit development of the total project as proposed in the bid of the Antioch Foundation of Indiana to the Fort Wayne Redevelopment Commission. Since the contract and deed transferring land to the Antioch Foundation of Indiana provided that title to any portion of said property could not be transferred without previous concurrence by the Redevelopment Commission, the Foundation had requested permission to make such transfer. The following Resolution was introduced by the President, read in full and discussed:

72-1

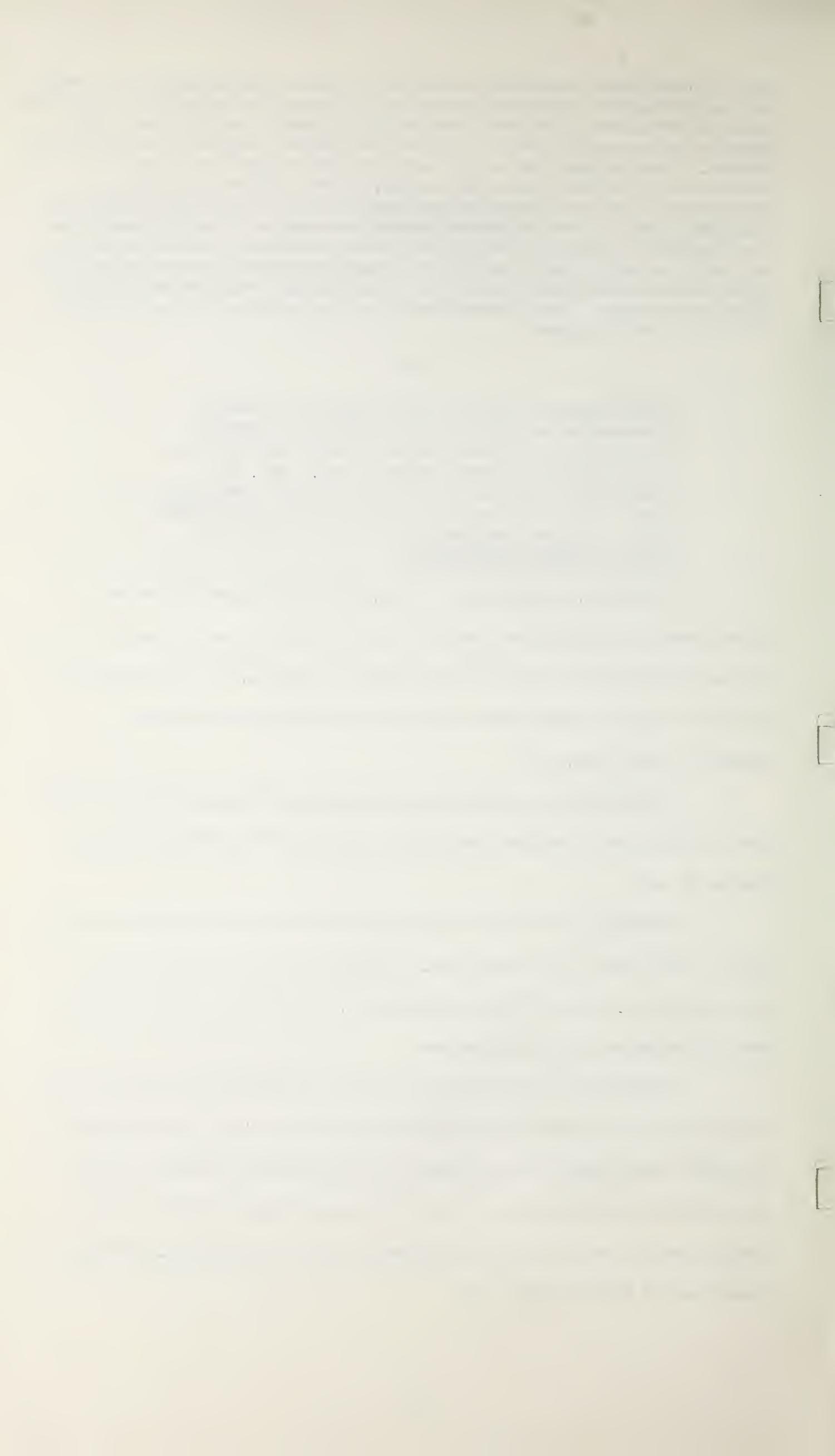
**RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION APPROVING TRANSFER OF PORTION
OF PARCEL 26 IN THE HANNA-CREIGHTON PROJECT
FROM ANTIOCH FOUNDATION OF IND., INC. TO
YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER
FORT WAYNE AND ALLEN COUNTY AND AUTHORIZING
EXECUTION OF CONSENT OF SALE OF LAND FOR
PRIVATE REDEVELOPMENT**

WHEREAS, on the 1st day of July, 1969, the City of Fort Wayne, Department of Redevelopment, entered into a Contract for Sale of Land for Private Redevelopment with Antioch Foundation of Indiana, Inc. as "Redeveloper" with respect to certain real estate located within Hanna-Creighton Project No. Ind. R-51, and

WHEREAS, the real estate described in said Contract has been platted into Lot #26, Hanna-Creighton Subdivision in the City of Fort Wayne, Indiana, Section II, and

WHEREAS, pursuant to said agreement a Deed from the City of Fort Wayne, Department of Redevelopment, conveying said Lot 26 was executed and recorded on April 19, 1971 as Document No. 71-05980 in the office of the Recorder of Allen County, Indiana; and

WHEREAS, it is expressly provided in said Contract for Sale of Land for Private Redevelopment that the Redeveloper will not make any assignment or transfer with respect to said Contract or the property or any part thereof or any interest therein without the prior written approval of the Fort Wayne Redevelopment Commission, governing body of City of Fort Wayne, Indiana Department of Redevelopment, and



WHEREAS, discussions have been had and consideration given to the conveyance of a portion of said Lot 26 to the Young Men's Christian Association of Greater Fort Wayne and Allen County, an Indiana Not-for-Profit corporation for the construction of community facilities on the same to be known as the Old Fort Branch of the Fort Wayne Y. M. C. A.; and

WHEREAS, in furtherance of said discussions, a portion of said Lot 26 was excepted from the mortgage financing for the construction of the Eden Green Project on said property, which said mortgage is recorded as Document No. 71-05981, it being understood that said excepted real estate would be conveyed to, or for the benefit of, the said Young Men's Christian Association; and

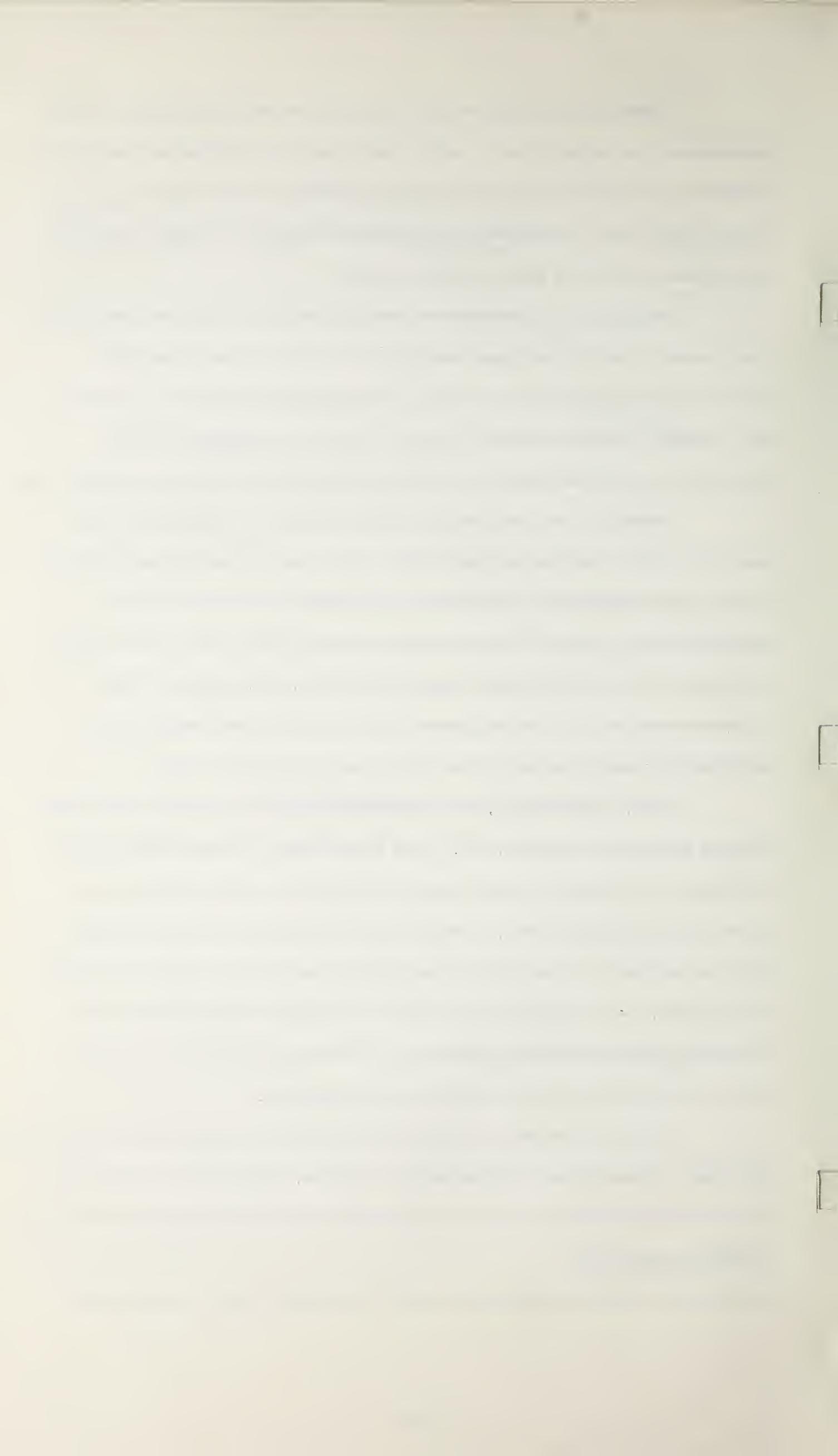
WHEREAS, attached hereto, marked Exhibit "A", and made a part hereof is a form of assignment and consent agreement proposed to be utilized in making said assignments of the rights and interests of the Redeveloper to Assignee in that portion of the real estate made an exception to the real estate mortgaged to Colonial Mortgage Company of Indiana, Inc. and under which Assignee assumes all of the obligations and duties of the Redeveloper under said Contract insofar as that portion of the real estate is concerned.

NOW, THEREFORE, BE IT RESOLVED that the transfer made by the Antioch Foundation of Indiana, Inc. to the Young Men's Christian Association of Greater Fort Wayne and Allen County of that portion of Parcel 26 covered by the Special Warranty Deed, a copy of which is attached hereto, is hereby approved and that the President and Secretary of the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Indiana, Department of Redevelopment, be and they hereby are authorized and directed to execute the Consent for Sale of Land for Private Redevelopment.

Commissioner Eckrich moved the adoption of the Resolution as introduced and read. Commissioner Stith seconded the motion, and on roll call, the motion carried. The President declared said Resolution adopted as introduced and read.

OTHER APPROVALS

The Executive Director presented a draft of a proposed contract between the



Fort Wayne Redevelopment Commission and the City Planning Associates, Mishawaka, providing for the preparation of a NDP application for the East Central Neighborhood in an amount of \$7,500.00. The firm of City Planning Associates are under contract with the City of Fort Wayne to prepare the Community Renewal Plan and the data for the preparation of a Neighborhood Development Program will be developed from surveys being conducted under the Community Renewal Program, therefore, the firm of City Planning Associates is the logical ones to direct this information into a Neighborhood Development Plan. After review of the proposed contract, the members of the Commission felt that the description of the area should be clarified but that other provisions of the contract were acceptable.

Mr. Jack Lehman moved the approval of the contract subject to clarification of the legal description. Mr. Eckrich seconded the motion and on roll call, the motion carried and the President declared said contract approved subject to the above amendment.

The Executive Director reported that he had just been contacted late in the afternoon by Mr. Ed. Kamnikar, City-Controller, and that Mr. Kamnikar had indicated the City found itself some \$2000-2500 short of the necessary funds to complete the structural survey in connection with the CRP. The Executive Director reported that Mr. Ed. Kamnikar had assured him that the survey would be completed if an additional \$2,000 in funds were made available through the Redevelopment Commission. The Executive Director reported that this would require an amendment to the Commission's budget and a discussion between the Director and Commission indicated that the Commission was agreeable to making available \$2,000 provided the burden of the presentation to the City Council necessary to obtain approval of the amendment would rest with the City Controller. The director reported that he had an appointment the following afternoon at 1:15 with Mr. Kamnikar and the President agreed that he would attend this meeting.

MAIN STREET

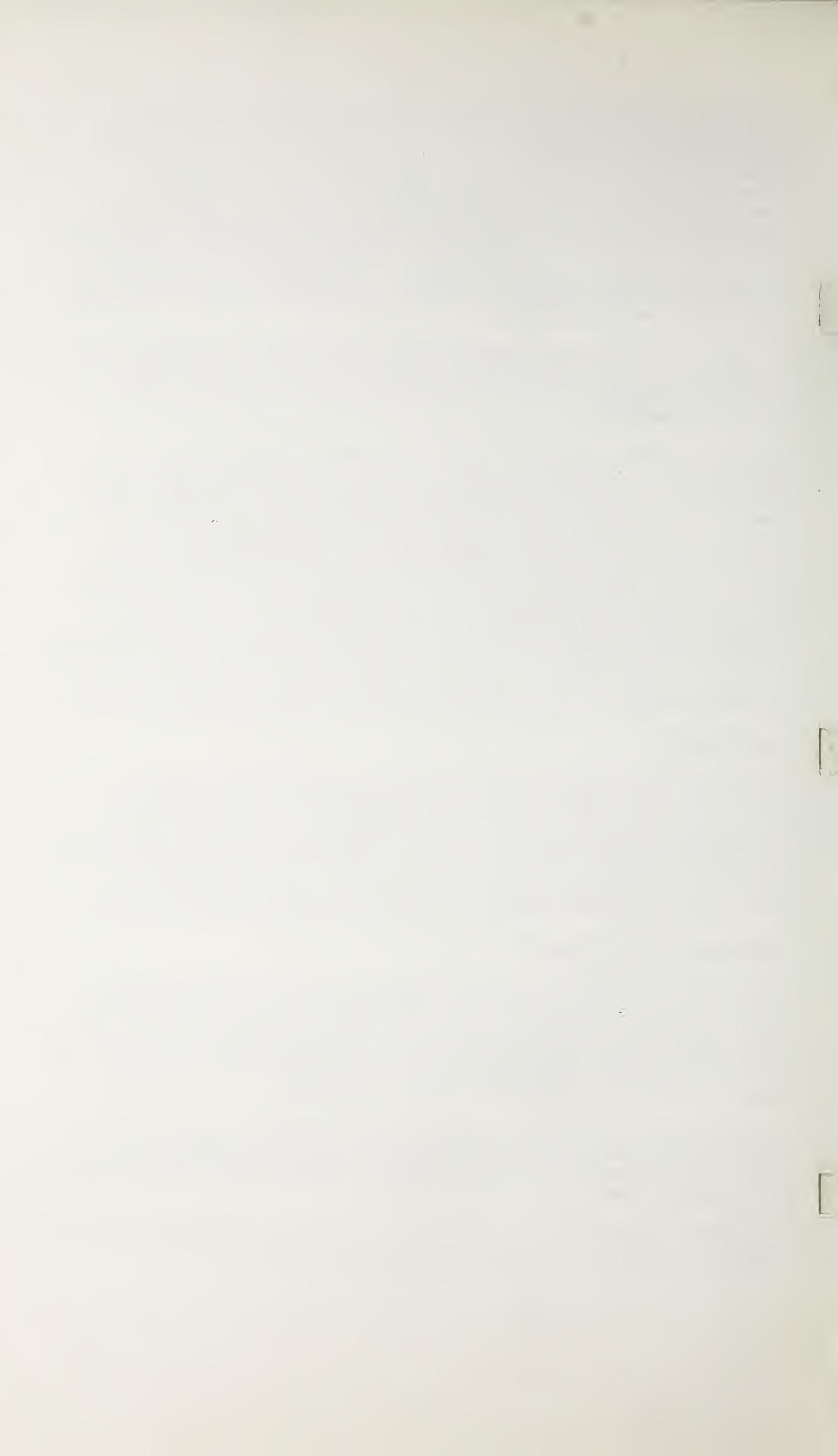
The Executive Director presented a very sketchy plan of the Freimann Park which he had received from Mr. Herman Strauss and informed the Commission the architect had indicated he would receive proposals for the selection of a contractor to construct said park on March 30, 1972. At the time a contractor was selected and unit prices established, the design of the park would be completed to the extent funds were available. At such time as the plan was detailed satisfactorily for construction, it would be necessary for the Commission to approve said plan.

AMENDMENT TO BY-LAWS

The President reported that there had been considerable difficulty with some of the members in arranging meetings on Thursday and that a more suitable time might be arranged to conduct the regularly scheduled meetings of the Redevelopment Commission. The Commissioners compared their schedules and established that the most likely date on which each of the Commissioners could be available appeared to be the second Monday evening of each month.

Commissioner Eckrich moved that the By-Laws be amended to establish the second Monday of each month at 7:30 P.M. as a regular scheduled meeting date of the Fort Wayne Redevelopment Commission. Commissioner Lehman seconded the motion and on roll call the motion carried.

The President thereupon declared said motion carried and the by-laws of the Fort Wayne Redevelopment Commission to be amended as above.



ADDITIONAL APPROVALS

Minutes of meeting of January 20, 1972

Vouchers for January and February as previously submitted.

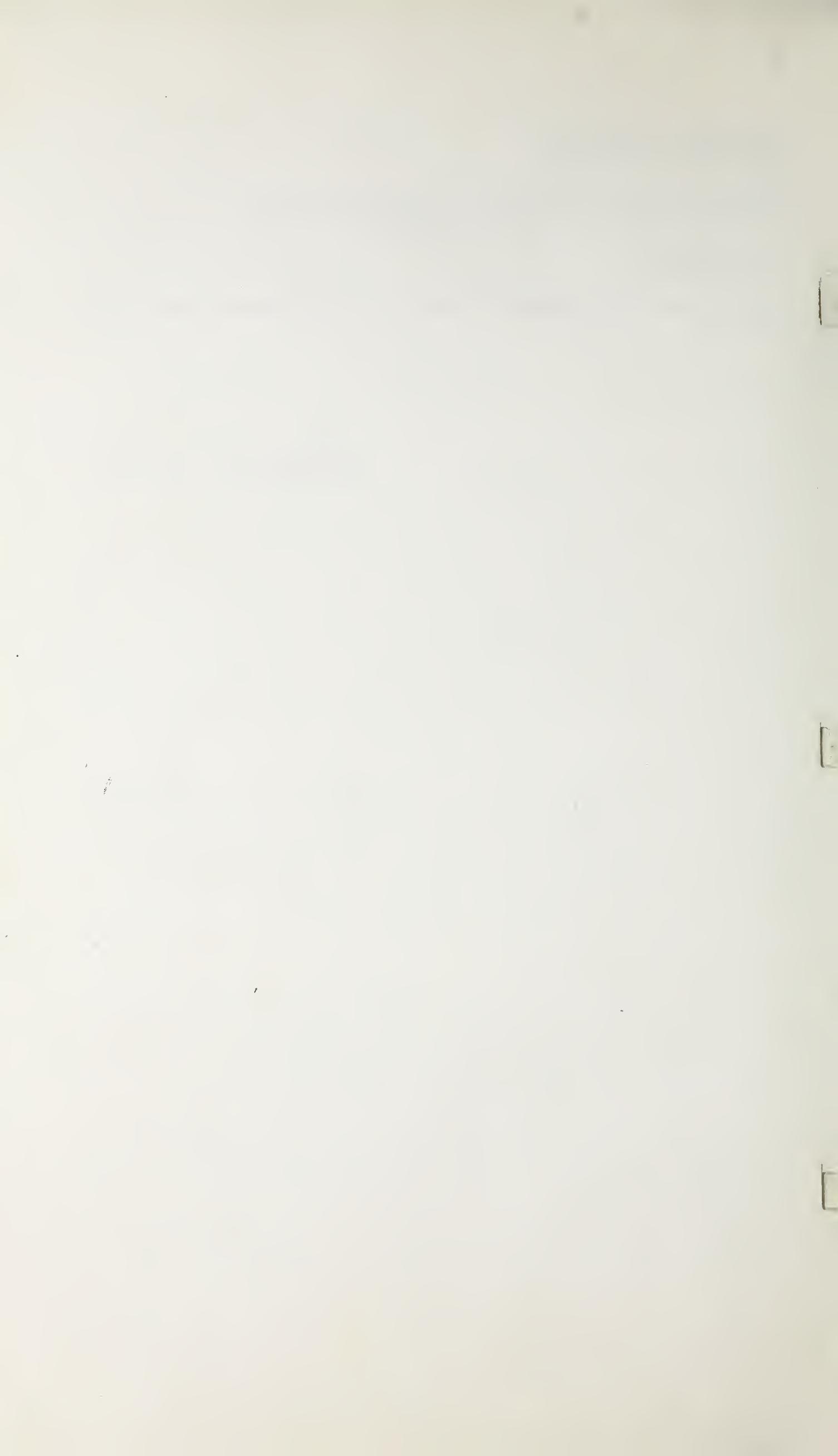
Monthly statements for January and February

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.

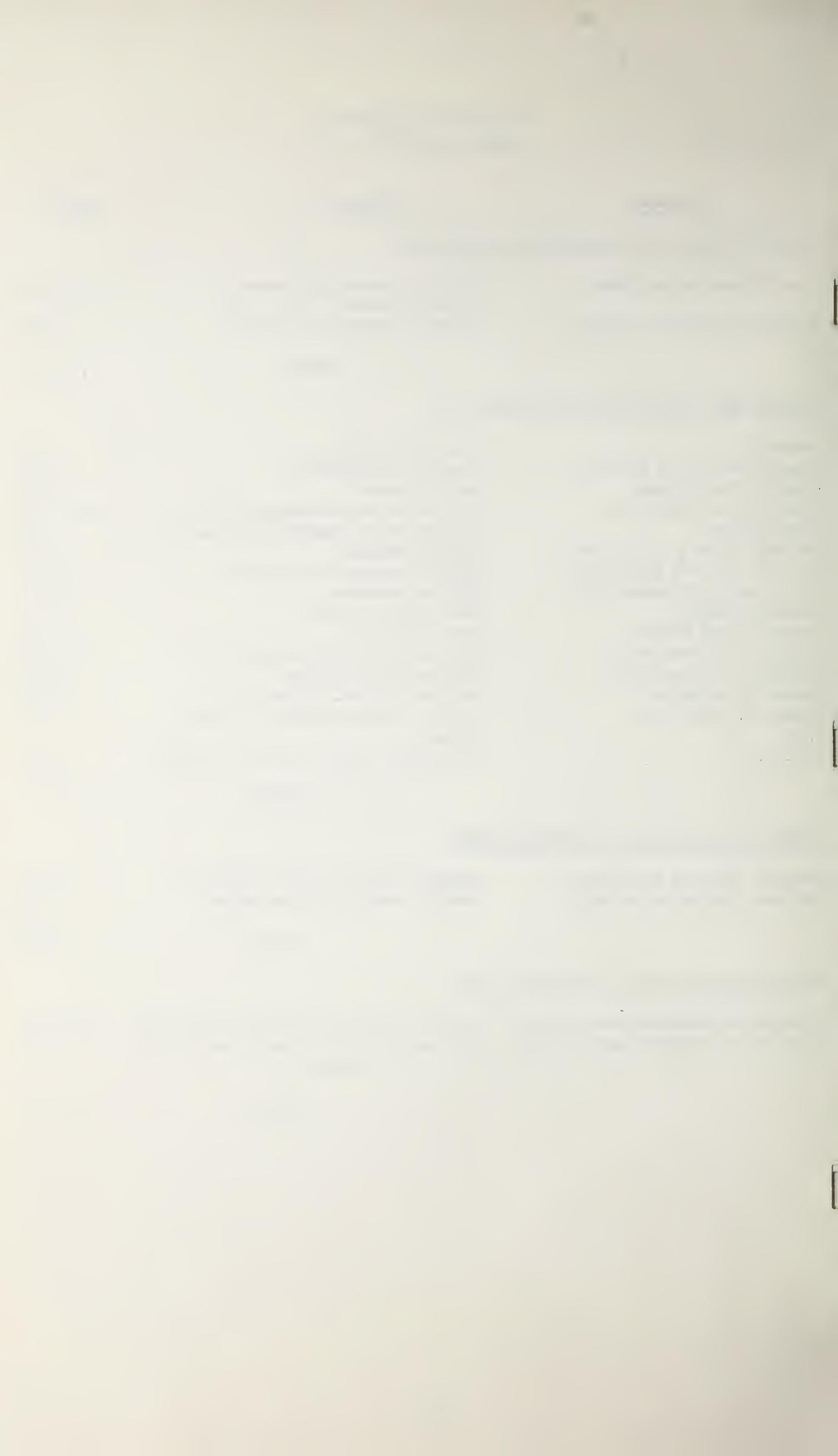
Hans L. Stith
Secretary

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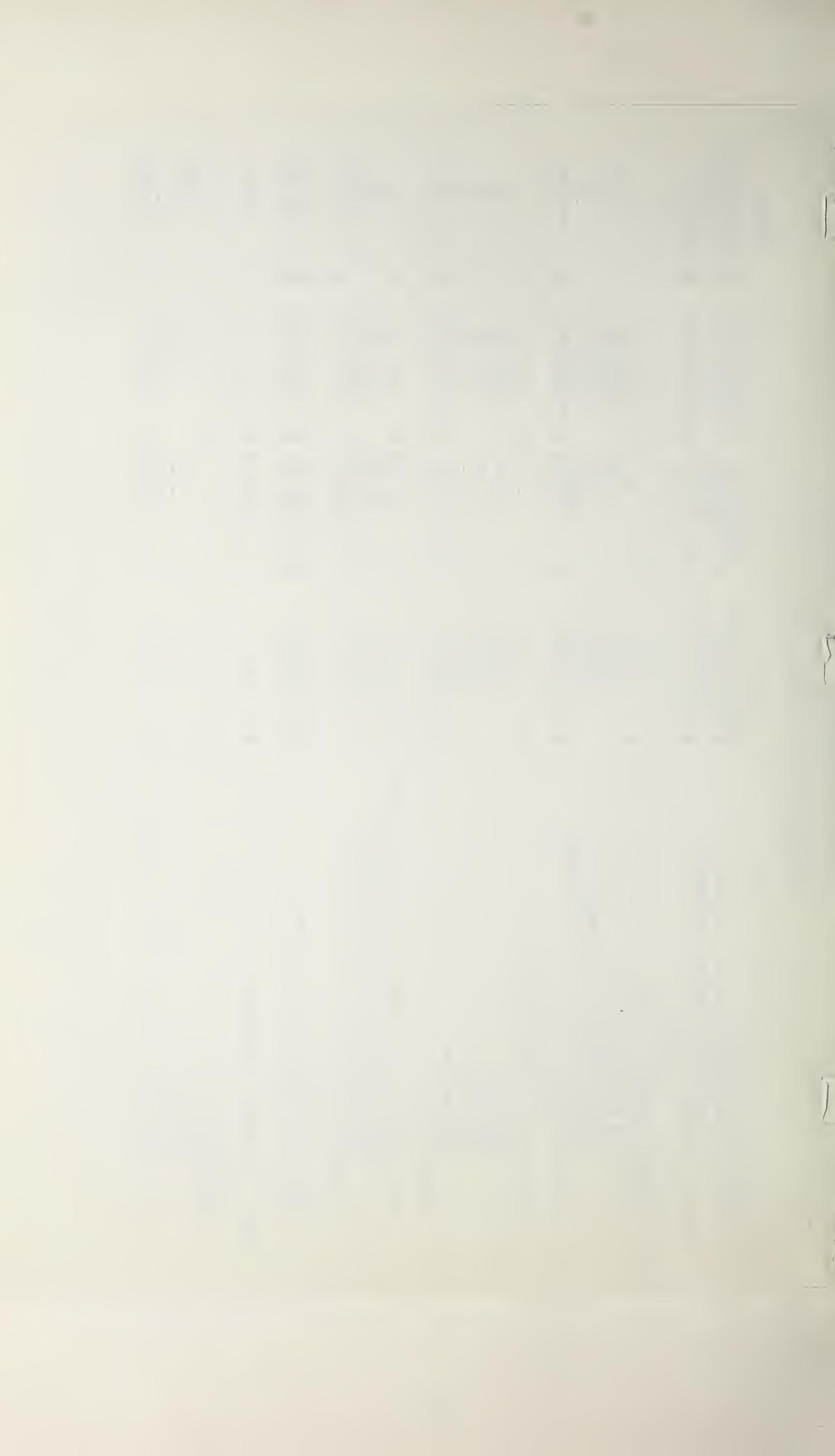
VOUCHERS APPROVED
March 30, 1972

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>MAIN STREET Project Expenditures Ind. R-52</u>		
Fort Wayne National Bank	Partial payment 5th Series 71 Project Notes	8,742.94
The Ward Insurance Agency	Liability Insurance Premium	88.00
	TOTAL	8,820.94
<u>REVOLVING FUND EXPENDITURES R-53</u>		
Howard's	Film processing	7.16
Koehlinger Lock & Safe, Inc.	Changing 5 file locks	27.30
Shrex of Fort Wayne	Ledger sheets	14.00
Civil City Payroll Fund	Payroll for period ending 3/4/72	4,993.04
City Utilities	Transportation expense for Jan, 72	6.88
Bil-Mar Paint & Color, Inc.	Drafting Supplies	16.80
Barrett, Barrett & McNagny	Monthly Retainer for March	250.00
J. D. Sessler Printing Co.	1000 Letterheads	39.25
The Bond Buyer	Adv. Project Notes	47.47
Shrex of Fort Wayne	Office Supplies	3.44
Civil City Payroll Fund	Payroll for period ending 3/18/72	4,990.51
Lakeshore Typographers	Printing Project Notes	68.45
Xerox Corporation	Invoices for Jan. & Feb.	162.27
James B. Pfundstein	Expense reimbursement for trip to Chicago	2.35
I. B. M.	Maintenance agreement on typewriter	42.66
	TOTAL	10,671.58
<u>Redevelopment District CAPITAL FUND</u>		
Barrett, Barrett & McNagny	Monthly retainer fee for February	350.00
Barrett, Barrett & McNagny	Monthly retainer fee for March	350.00
	TOTAL	700.00
<u>Redevelopment District GENERAL FUND</u>		
Fort Wayne Redevelopment Comm.	Reimburse R-53 for March payroll exp.	8,245.83
Fort Wayne Redevelopment Comm.	Reimburse R-53 for March administrative expense	196.59
	TOTAL	8,442.42



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of March 31 . 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	Disbursements	March
1. SERVICES PERSONAL:					
23-1-11 Salaries & Wages Regular	\$ 83,382.00	\$ 16,561.30	\$ 66,820.70	\$ 8,107.21	
212 Salaries & Wages Temporary	3,000.00	381.21	2,618.79	138.62	
TOTAL SERVICES PERSONAL	\$ 86,382.00	\$ 16,942.51	\$ 69,439.49	\$ 8,245.83	
2. SERVICES CONTRACTUAL:					
23-2-212 Postage	\$ 800.00	\$ -0-	\$ 800.00	\$ -0-	
213 Travel Expense	1,500.00	2.35	1,497.65	2.35	
214 Telephone & Telegraph	3,000.00	-0-	3,000.00	-0-	
214 Encumbered from 1971 Budget	720.49	148.88	571.61	-0-	
Total 23-2-21	\$ 6,020.49	\$ 151.23	\$ 5,869.26	\$ 2.35	
23-2-221 Electric Current	\$ 600.00	\$ -0-	\$ 600.00	\$ -0-	
222 Gas	600.00	-0-	600.00	-0-	
223 Heat	800.00	-0-	800.00	-0-	
224 Water	100.00	-0-	100.00	-0-	
225 Sewage	50.00	-0-	50.00	-0-	
Total 23-2-22	\$ 2,150.00	\$ -0-	\$ 2,150.00	\$ -0-	
23-2-241 Printing Other Than Office Supp.	\$ 4,000.00	\$ 71.00	\$ 3,929.50	\$ -0-	
242 Publication of Legal Notices	500.00	48.56	451.44	-0-	
243 Photograph & Blue Printing	500.00	14.86	485.14	7.16	
Total 23-2-24	\$ 5,000.00	\$ 134.42	\$ 4,865.58	\$ 7.16	
23-2-252 Repairs to Equipment	\$ 500.00	\$ 42.48	\$ 457.52	\$ 42.48	
Total 23-2-25	\$ 500.00	\$ 42.48	\$ 457.52	\$ 42.48	
TOTAL SERVICES CONTRACTUAL	\$ 13,670.49	\$ 328.13	\$ 13,342.36	\$ 51.99	
3. SUPPLIES:					
23-3-321 Gasoline	\$ 200.00	\$ 17.41	\$ 182.59	\$ 6.88	
322 Oil	10.00	-0-	10.00	-0-	
324 Other Garage & Motor Expense	150.00	3.73	146.27	-0-	
Total 23-3-32	\$ 360.00	\$ 21.14	\$ 338.86	\$ 6.88	



FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of March 31, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	Disbursements
23-3-361 Official Records	\$ 25.00	\$ 13.46	\$ 11.54	\$ -0-
362 Stationery	200.00	22.76	177.24	22.76
363 Other Office Supplies	800.00	175.25	624.75	20.84
Total 23-3-36	\$ 1,025.00	\$ 211.47	\$ 813.53	\$ 43.60
 TOTAL SUPPLIES	 \$ 1,385.00	 \$ 232.61	 \$ 1,152.39	 \$ 50.48
 5. CURRENT CHARGES:				
23-5-51 Insurance	\$ 200.00	\$ 0-	\$ 200.00	\$ -0-
52 Rents (Including Equipment)	5,000.00	175.66	4,824.34	94.12
55 Subscriptions and Dues	250.00	55.90	194.10	-0-
56 Premiums on Official Bonds	500.00	265.00	235.00	-0-
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 496.56	\$ 5,453.44	\$ 94.12
 6. CURRENT OBLIGATIONS:				
23-6-62 Retirement & Social Security (Employer's Share)	\$ 18,000.00	\$ 1,690.21	\$ 16,309.79	\$ -0-
TOTAL CURRENT OBLIGATIONS	\$ 18,000.00	\$ 1,690.21	\$ 16,309.79	\$ -0-
 7. PROPERTIES:				
23-7-721 Furniture and Fixtures	\$ 2,000.00	\$ 0-	\$ 2,000.00	\$ -0-
726 Other Equipment	100.00	-0-	100.00	-0-
TOTAL PROPERTIES:	\$ 2,100.00	\$ 0-	\$ 2,100.00	\$ -0-
 TOTAL REDEVELOPMENT GENERAL FUND	 \$127,487.49	 \$ 19,690.02	 \$ 107,797.47	 \$ 8,442.42
 REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT				
Cash Balance as of January 1, 1972	\$170,022.96			
Receipts as of March 31, 1972	-0-			
Total Receipts and Balance	\$170,022.96			
Total Disbursements as of March 31, 1972	\$ 19,690.02			
 CASH BALANCE AS OF MARCH 31, 1972	 \$150,332.94			

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District Capital Fund
 Statement as of March 31, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance		March Disbursements
			Total	Appropriation Balance	
2. SERVICES CONTRACTUAL:					
44-2-261 Legal Services	\$ 20,000.00	\$ 1,050.00	\$ 18,950.00	\$ 700.00	
262 Appraisals	5,000.00	-0-	5,000.00		-0-
263 Consulting Services	10,000.00	-0-	10,000.00		-0-
264 Building Demolition	15,000.00	-0-	15,000.00		-0-
265 Relocation, Electric Service, Encumbered from 1971 Budget	120,000.00	-0-	120,000.00		-0-
TOTAL SERVICES CONTRACTUAL	\$170,000.00	\$1,050.00	\$168,950.00	\$ 700.00	
5. CURRENT CHARGES:					
44-5-51 Insurance	\$ 1,000.00	\$ -0-	\$ 1,000.00	\$	-0-
52 Rents	1,000.00	-0-	1,000.00		-0-
TOTAL CURRENT CHARGES	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$	-0-
6. CURRENT OBLIGATIONS:					
44-6-64 Relocation Payments	\$150,000.00	\$ -0-	\$150,000.00	\$	-0-
65 Site Improvements	56,000.00	-0-	56,000.00		-0-
TOTAL CURRENT OBLIGATIONS	\$206,000.00	\$ -0-	\$206,000.00	\$	-0-
7. PROPERTIES:					
44-7-73 Land	\$150,000.00	\$ -0-	\$150,000.00	\$	-0-
TOTAL PROPERTIES	\$150,000.00	\$ -0-	\$150,000.00	\$	-0-
TOTAL REDEVELOPMENT CAPITAL FUND	\$528,000.00	\$ 1,050.00	\$526,950.00	\$ 700.00	

REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT

Cash Balance as of January 1, 1972	\$417,805.52
Receipts as of March 31, 1972	675.00
Total Receipts and Balance	\$418,480.52
Total Disbursements as of March 31, 1972	\$ 1,050.00
CASH BALANCE AS OF MARCH 31, 1972	\$ 417,430.52

MINUTES OF REGULAR MEETING

DATE: April 10, 1972, 7:30 P.M.

PLACE: 710 City-County Building, Fort Wayne, Indiana

MEMBERS PRESENT:

W. F. Borgmann
Hana Stith
Donald Eckrich
Dallas Smith

MEMBERS ABSENT:

Jack Lehman

STAFF PRESENT:

H. T. Wolfe
Jim Pfundstein

OTHERS PRESENT:

John Clifton, Attorney
Eleven members of Central City
Civic Investment Corporation
Four other guests

The Fort Wayne Redevelopment Commission of the City of Fort Wayne met in a regular meeting at the office of the Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana at 7:30 P.M., April 10, 1972, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

W. F. Borgmann
Hana Stith
Donald Eckrich
Dallas Smith

and the following were absent:

Jack Lehman

The President declared a quorum present.

HANNA-CREIGHTON

The President reported that the first item on the agenda would be a report by the Central City Civic Investment Corporation of the status of their efforts to develop parcels 19 through 23 in the Hanna-Creighton Project as a shopping center. This invitation resulted from the last regular meeting at which certain members of the Corporation appeared without Mr. Norb Knapke who is assisting the Corporation to put together a plan for the center.

Members of the Central City Civic Investment Corporation requested that Mr. Knapke advise the Commission of his progress in efforts to secure tenants for the proposed development. Mr. Knapke indicated that negotiations with Food Marketing Corporation were progressing very nicely but that a key to securing Food Marketing as a tenant would be the securing of a qualified manager for the meat section. Mr. Knapke was in the process of negotiating with Didier Meats to operate this department and was very hopeful that a satisfactory arrangement could be worked out between Food Marketing, Didier Meats and CCCIC. Further negotiations were scheduled for later on in the week which hopefully would conclude an agreement

between all parties. Progress toward securing a drug store as one of the prime tenants was progressing very satisfactorily. This represented progress to date and an additional report will be made at the regular meeting on May 8, 1972.

One of the guests in attendance, Mr. Famious Williams, indicated that he felt the report rather inadequate and that Central City Civic Investment Corporation should be given notice of default and others be given an opportunity to submit a development plan for the subject parcels. He introduced Mr. Thompson from Cleveland, Ohio who had developed several projects similar to the one proposed for Parcels 19 through 23 and indicated that he would like the opportunity to present a proposal to develop the area in cooperation with Mr. Thompson.

The Commission indicated that if Central City Civic Investment Corporation found itself unable or uninterested in proceeding with the development of the shopping center, all parties interested in presenting alternate proposals would be contacted and given the opportunity to submit plans.

OTHER BUSINESS

The Executive Director reported that he had received a call from Congressman Roush's office late in the afternoon which indicated that the Amendatory Applications previously submitted on both Projects, Ind. R-51 and Ind. R-52, had been approved and that official notification would be received by the Commission later on in the week.

APPROVALS

Minutes of meeting of March 20, 1972
Vouchers for March as previously submitted.
Monthly statement for March

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.

Janet Stith
Secretary

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VOUCHERS APPROVED
April 28, 1972

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
REVOLVING FUND EXPENDITURES R-53		
Civil City Payroll Fund	Payroll period ending 4/1/72	\$5,010.51
Public Employees Retirement	Employers share OASI-1st quarter	1,124.86
Public Employees Retirement	Employers share PERF-1st quarter	736.80
Barrett, Barrett & McNagny	Mo. retainer for April, 1972	250.00
Feasel's, Inc.	Blanket Position Bond #374112	528.00
City Utilities	Transportation expense for Feb., 1972	15.26
Civil City Payroll Fund	Payroll period ending 4-15-72	4,925.79
Lewis & Christian Office Supply Company	5 Lock mechanism & installation	91.50
Xerox Corporation	Meter usage for March	84.02
City Utilities	Transportation expense for March, 1972	8.52
Civil City Payroll Fund	Payroll period ending 4/29/72	4,913.77
	TOTAL	\$17,689.03

REDEVELOPMENT DISTRICT CAPITAL FUND

Barrett, Barrett & McNagny	Monthly retainer for April, 1972	350.00
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REDEVELOPMENT DISTRICT GENERAL FUND

Fort Wayne Redevelopment Commission	Reimburse R-53 acct. for April payroll expense	\$11,902.65
Fort Wayne Redevelopment Commission	Reimburse R-53 acct. for April administrative expenses	1,764.67
	TOTAL	\$13,667.32

MINUTES OF REGULAR MEETING

DATE: May 8, 1972, 7:30 P.M.

PLACE: 710 City-County Building, Fort Wayne, Indiana

MEMBERS PRESENT:

W. F. Borgmann
Hana Stith
Dallas Smith
Jack Lehman

MEMBERS ABSENT:

Donald Eckrich

STAFF PRESENT:

H. T. Wolfe
Jim Pfundstein

OTHERS PRESENT:

John Clifton, Attorney
Mr. Phil Burt, Attorney for Central
City Civic Investment Corporation
Four other members of CCCIC

The Fort Wayne Redevelopment Commission of the City of Fort Wayne met in a regular meeting at the office of the Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana at 7:30 P.M., May 8, 1972, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

W. F. Borgmann
Hana Stith
Dallas Smith
Jack Lehman

and the following were absent:

Donald Eckrich

The President declared a quorum present.

HANNA-CREIGHTON

The President reported that at the last meeting of the Redevelopment Commission members of the Central City Civic Investment Corporation presented a report which indicated the progress being made toward development of Parcels 19 through 23 in the Hanna-Creighton Project. At the conclusion of that report the Commission invited CCCIC to return to this meeting to update the report. As a result of this invitation, Mr. Phil Burt, attorney for CCCIC and other members of the corporation were there to provide the Commission the latest information in regard to their site. Mr. Burt indicated that while all contacts between himself and Mr. Knapke had been verbal, he did understand that he had made considerable progress toward an agreement between Food Marketing Corporation and Didier Meats to operate a supermarket in the proposed shopping center. In fact, it was his understanding that an agreement had been reached. They further indicated that this should make it possible to initiate construction of the center within the foreseeable future, but that in the event these negotiations should prove fruitless, they had entered preliminary discussions with a New York firm that was prepared to construct and finance an enclosed mall type facility on the site.

The Executive Director reported that his discussion with Mr. Knapke earlier in the day had indicated that Mr. Knapke felt very confident of the successful conclusion of the negotiations.

The Redevelopment Commission indicated that they would delay any actions on the Contract for Sale of Land to Central City Civic Investment Corporation for an additional 30 days but requested that CCCIC again return to advise the Commission of progress toward developing the site.

The Executive Director reported that the Commission had received a proposal for the disposition of Parcel 27 in the Hanna-Creighton Project from the McMillen Foundation, Inc. President Borgmann requested that Secretary Stith assume the position of moderator to chair this portion of the discussion as he would prefer not to participate in any action on this proposal.

A review of the proposal indicated that the Foundation offered \$31, 500.00 for the Parcel and the minimum sales price was advertised as \$31, 139.67. The Foundation proposed to develop the East half of the Parcel as a public playground to serve the Day Care Center on the parcel immediately south of the subject parcel and to develop the West half of Parcel 27 as a first class parking lot to supplement parking for the Phelps-Dodge Office Building located immediately south of Creighton Avenue. After discussion, Commissioner Lehman made the following motion:

"Moved that the Proposal as submitted by the McMillen Foundation, Inc. for the purchase of Parcel 27 in the Hanna-Creighton Project be declared the highest and best bid for said parcel and request the McMillen Foundation, Inc. to submit the Department of Housing and Urban Development Form No. 6004 in accordance with section D of Land Disposal Procedures as established for the offering of said parcel"

Commissioner Smith seconded the motion, and on roll call, the following voted "Aye":

H. Stith
J. Lehman
D. Smith

and the following voted "Nay":

None

abstained:

Commissioner Borgmann

Commissioner Stith declared said motion carried.

The Executive Director reported that on May 2, 1972, in response to an advertisement for receipt of bids, the Redevelopment Commission received two bids for the demolition of a structure on Parcel 27 and the removal of debris from Parcels 1 through 5 in the Hanna-Creighton Project. These bids and amounts were as follows:

Martin, Inc.	\$7, 385.00
L. I. Griffin & Sons	\$10, 858.00

After discussion, the following motion was introduced by Commissioner Smith and seconded by Commissioner Lehman:

"Moved that the bid of Martin, Inc. in the amount of \$7, 385.00 be accepted for the demolition of the structure on Parcel 27 and the

removal of debris from Parcels 1 through 5 in accordance with specifications prepared for same and the execution of a contract for the performance of said work be approved subject to the usual clearance of the Department of Housing and Urban Development!"

Upon vote, the motion carried.

MAIN STREET:

The Executive Director reported that at a meeting between the architects for the Freimann Park and members of the advisory committee on April 20th, the architects advised the committee that a contractor had been selected and that an announcement of the successful bidder would be announced in the immediate future. The architect indicated that construction would start no later than June 1, 1972 and that the Commission would have available plans for review at its May meeting. However, we have been furnished no plans and indications are that construction might commence as late as July.

OTHER BUSINESS

The Executive Director reported that he had hoped to have the amendatory contracts for each of the current projects since they had been approved more than 30 days prior to this meeting, however, a call to the Department of Housing and Urban Development at Indianapolis indicated that it would be the latter part of the week before we could anticipate receiving these amendments.

APPROVALS

Minutes of meeting of April 10, 1972.
Vouchers for April as submitted

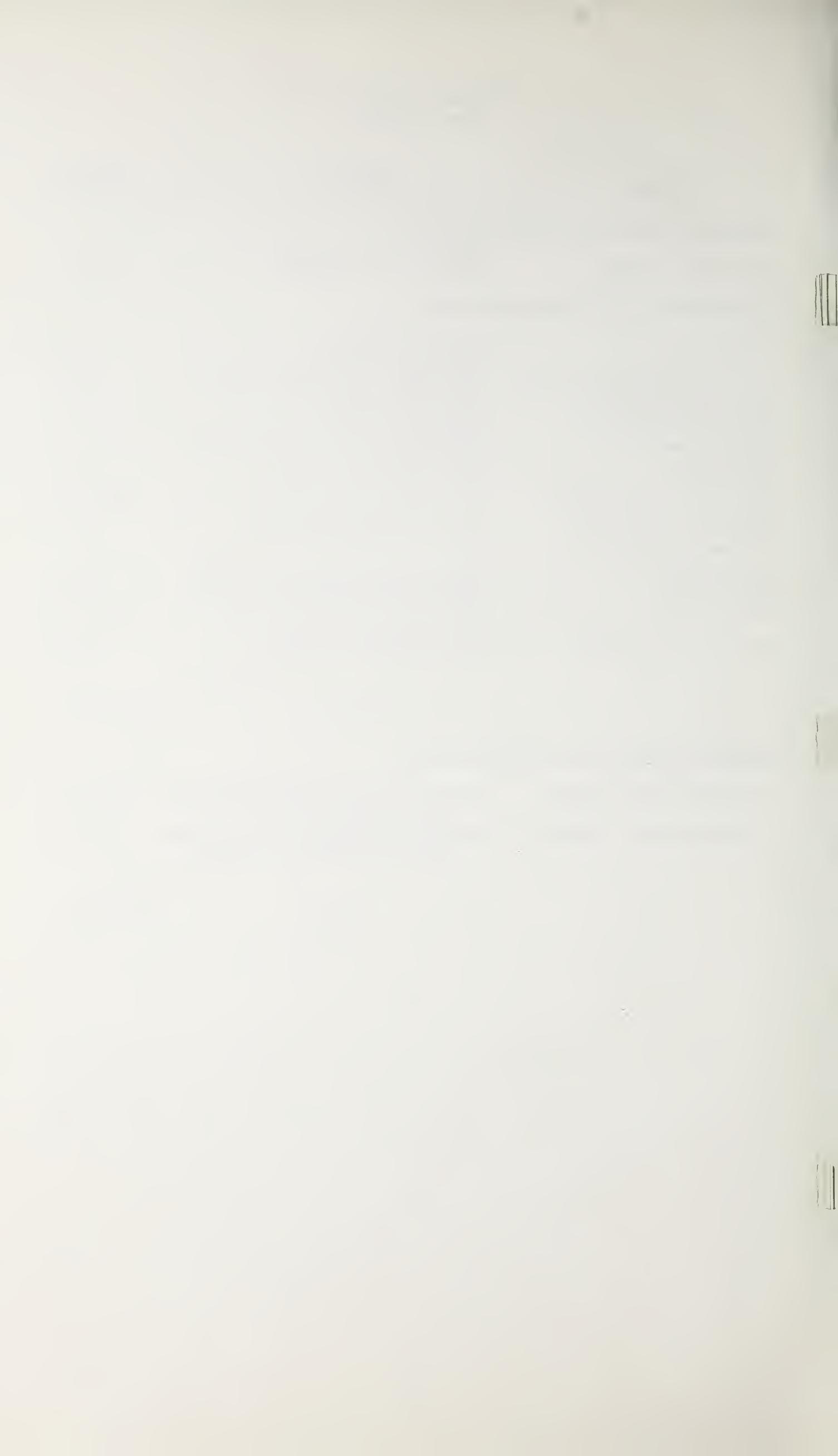
ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.

Hana L. Stith
Hana L. Stith, Secretary

VOUCHERS APPROVED
May 31, 1972

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures</u>		
Mitson-Ward Agency	OLT Policy # LS 1900939	\$ 104.00
<u>REVOLVING FUND Expenditures R-53</u>		
Profile Signs, Inc.	Payment for 1 sign	3.25
Western Union	Payment for telegram to Chicago	9.76
Ft. Wayne Newspapers, Inc.	Publication of legal advertising	56.44
American Oil Company	Invoice for gasoline	6.17
Mitson-Ward Agency	Policy #LS1900977 & F6092900	227.00
Royal Typewriter Co.	Renewal Maintenance Agreement	42.00
City Utilities	Office Supplies for April	2.93
Civil City Payroll Fund	Pay period ending 5-13-72	5,003.30
Civil City Payroll Fund	Pay period ending 5/27-72	4,731.16
O'Rourke, Andrews & Maroney, Inc.	Inv. for Auto Liability Ins.	71.00
Xerox Corporation	Minimum meter charge for April	60.00
City Utilities	Transportation expense for April	3.21
Board of Works	Repay loan from B. Of W. to cover salaries of inspectors	1,444.54
James B. Pfundstein	Mileage claim 168 miles	16.80
TOTAL		\$11,677.56
<u>Redevelopment District GENERAL FUND</u>		
Ft. Wayne Redev. Comm.	Reimburse R-53 for City's share of May Payroll Expense	2,913.24
Ft. Wayne Redev. Comm.	Reimburse R-53 for City's share of May Administrative expenses	164.55
TOTAL		\$3,077.79



MINUTES OF REGULAR MEETING

DATE: June 12, 1972, 7:30 P.M.

PLACE: Office of the Redevelopment Commission, 710 City-County Building,
Fort Wayne, Indiana

MEMBERS PRESENT:

W. F. Borgmann
Hana Stith
Dallas Smith
Jack Lehman

MEMBERS ABSENT:

Donald Eckrich

STAFF PRESENT:

H. T. Wolfe
Jim Pfundstein

OTHERS PRESENT:

John Clifton, Attorney
Mr. Phil Burt, Attorney for Central
City Investment Corporation
Mr. Jack Didier, Didier Meats, Inc.
Various members of Central City
Civic Investment Corporation.

The Fort Wayne Redevelopment Commission of the City of Fort Wayne met in a regular meeting at the office of the Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana at 7:30 P.M. June 12, 1972, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

W. F. Borgmann
Hana Stith
Dallas Smith
Jack Lehman

and the following were absent:

Donald Eckrich

The President declared a quorum present:

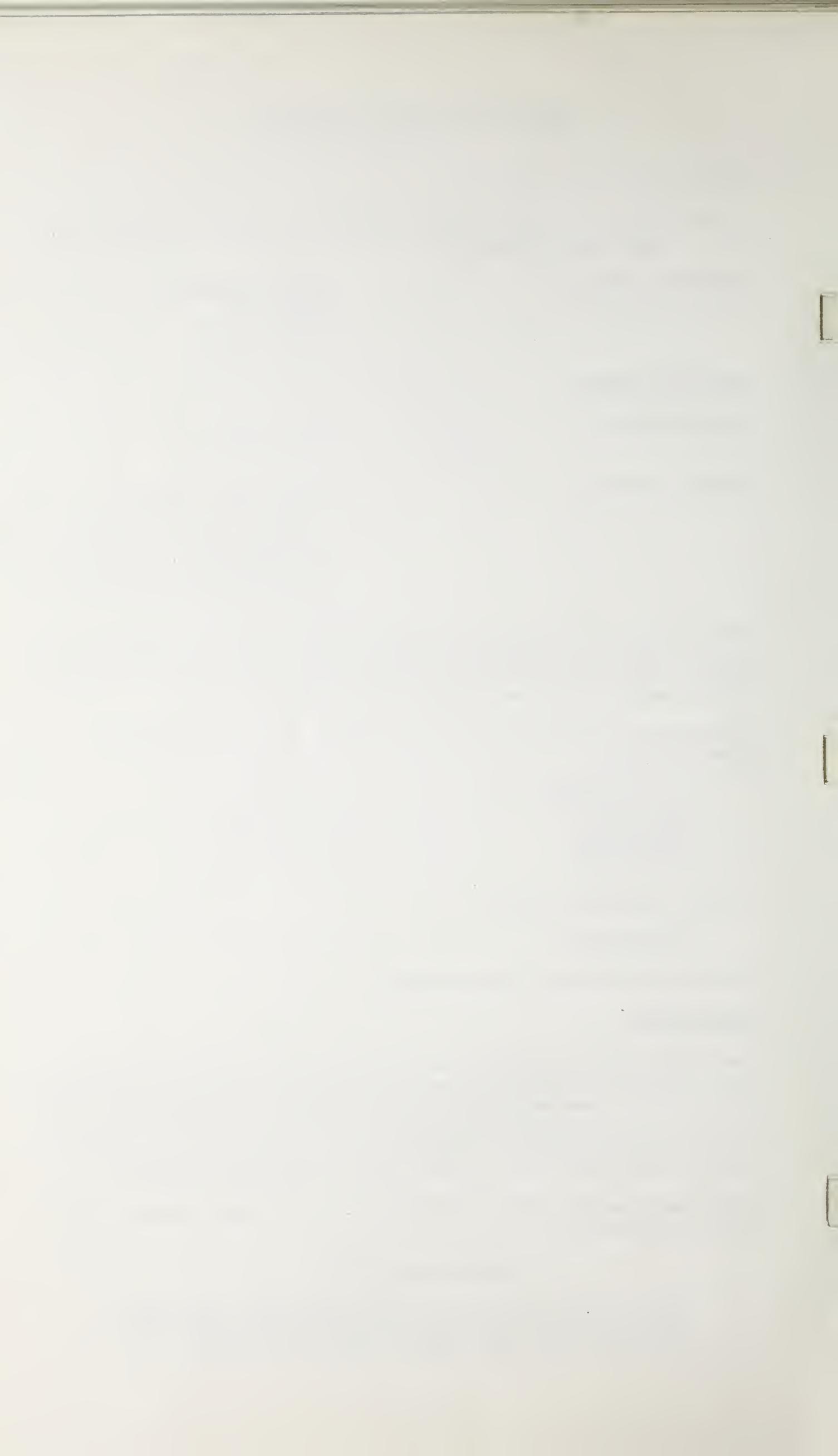
MAIN STREET

The Executive Director reported that slightly over two months ago the Department of Housing and Urban Development had announced approval of an Amendatory Application for a Loan and Grant by the Redevelopment Commission for Project No. Ind. R-52 increasing the Project Temporary Loan to \$5, 551, 764.00 and the Capital Grant to \$4, 594, 433.00. We have now received the Amendment to the Loan and Grant Contract and it is now ready for approval and execution.

The following resolution was introduced by W. F. Borgmann, President, read in full and considered:

Resolution No. 72-2

RESOLUTION APPROVING AND DIRECTING THE EXECUTION
OF AN AMENDATORY CONTRACT AMENDING A FUNDAMENTAL
CONTRACT WITH THE UNITED STATES OF AMERICA



WHEREAS, the City of Fort Wayne, Department of Redevelopment (hereinafter "Recipient") and the United States of America (hereinafter "Government") made and entered into fundamental Contract No. Ind. R-52 (L-G) dated January 11, 1966, (which as amended by previous amendatory contracts, if any, is hereinafter "Existing Contract");

WHEREAS, the Recipient and the Government desire to modify the Existing Contract; and

WHEREAS, the Recipient has fully considered the Amendatory Contract now proposed (hereinafter "Amendatory"),

The Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment, resolves the following:

Section 1. The Redevelopment Commission fully approves and shall enter into, with the Government, the proposed Amendatory which modifies the Existing Contract.

Section 2. The Redevelopment Commission recognizes that the Existing Contract, as amended by the Amendatory, authorizes a total loan from the Government to Recipient of Five Million, Five Hundred Fifty-One Thousand, Seven Hundred Sixty Four Dollars (\$5, 551, 764.00).

Section 3. The President of the Redevelopment Commission is authorized and directed to execute two (2) counterparts of the proposed Amendatory; its Secretary is authorized and directed to impress and attest the Recipient's seal on each counterpart (or, if it does not use one, to mark NO SEAL on each counterpart) and to send the counterparts, together with related documents, to the Government.

Section 4. By this last section, this resolution shall take effect immediately.

Mr. Jackson Lehman moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mrs. Hana Stith, and upon roll call the "Ayes" and "Nays" were as follows:

AYES

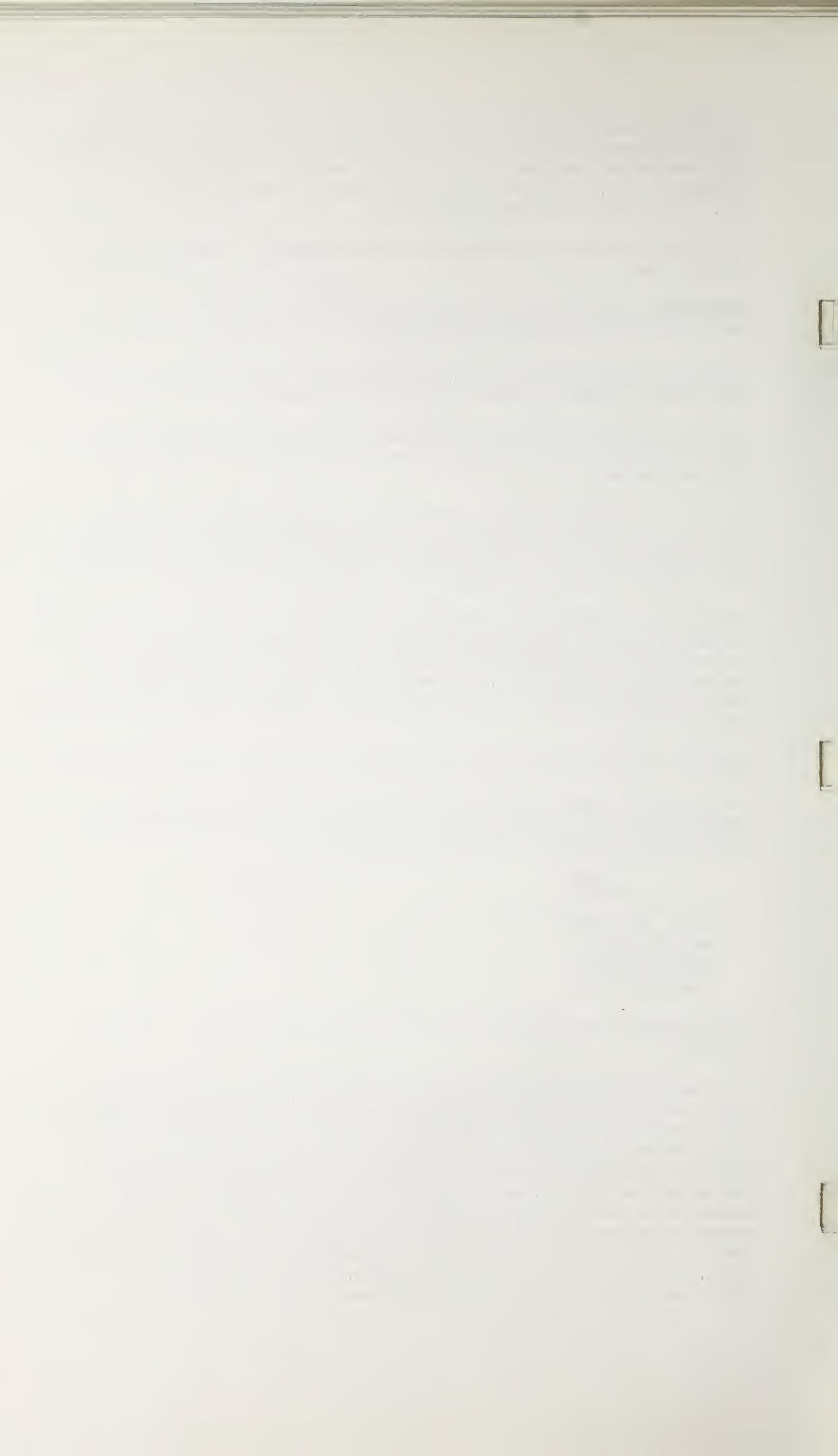
W. F. Borgmann
Hana L. Stith
Dallas E. Smith
Jackson Lehman

NAYS

None

The President thereupon declared said motion carried and said resolution adopted.

The Executive Director reported that on August 25, 1971, the Commission approved construction plans submitted by the Park Department for construction of Freimann Park and upon receipt of bids based upon those plans, the cost of the project exceeded money available for the construction of said park. Since that date, the architects for the park have completely redesigned the landscaping and fountain and the park to bring the cost within an amount estimated to be within funds available. These new plans have now been resubmitted to the Redevelopment Commission to approve them prior to entering a contract for construction of the Park. The Director presented a copy of the plans, revised, and the Commission made an inspection of same, after which the following resolution was introduced, read in full, and discussed:



Resolution 72-3

WHEREAS, under the date of August 16, 1971, the Redevelopment Commission entered into an agreement with the City of Fort Wayne, Allen County, State of Indiana, for the sale of a portion of the real estate in the Main Street Project, Ind. R-52, for development as a public park and in accordance with the Urban Renewal Plan for said project, and

WHEREAS, Article III of said agreement provides that the City shall submit construction plans for approval by the Commission prior to construction, and

WHEREAS, on August 25, 1971, there was presented to this Commission a set of construction plans and specifications for the construction of a public park on a portion of Parcel 3 in the Main Street Project, and

WHEREAS, upon receipt of bids based upon said plans, the cost of the work exceeded funds available for the construction of said park, and

WHEREAS, there has now been presented to this Commission a set of revised construction plans and specifications for the construction of said Park,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Commission of the City of Fort Wayne that the revised construction plans are hereby approved and a copy of the plans, as amended, be retained by the Commission for its records.

Commissioner ~~Smith~~ moved the adoption of the resolution as introduced and read. Commissioner Stith seconded the motion, and on roll call, the motion carried.

The Executive Director reported that under date of June 21, 1968, the Commission entered into a contract with Clyde E. Williams & Associates for the engineering services in connection with the construction of Main Street. The Contract provides for a fee based upon the percentage of construction costs. This percentage varies based upon the total cost of the project and is determined by a curve recommended by the American Society of Professional Engineers.

Based upon the final amount of the contract of the Moellering Construction Company of \$410,783.08, the fee percentage would be 7.45% and a total design fee of \$30,603.33. However, the provisions of the contract now read that the total amount for this service shall not exceed \$28,000.00

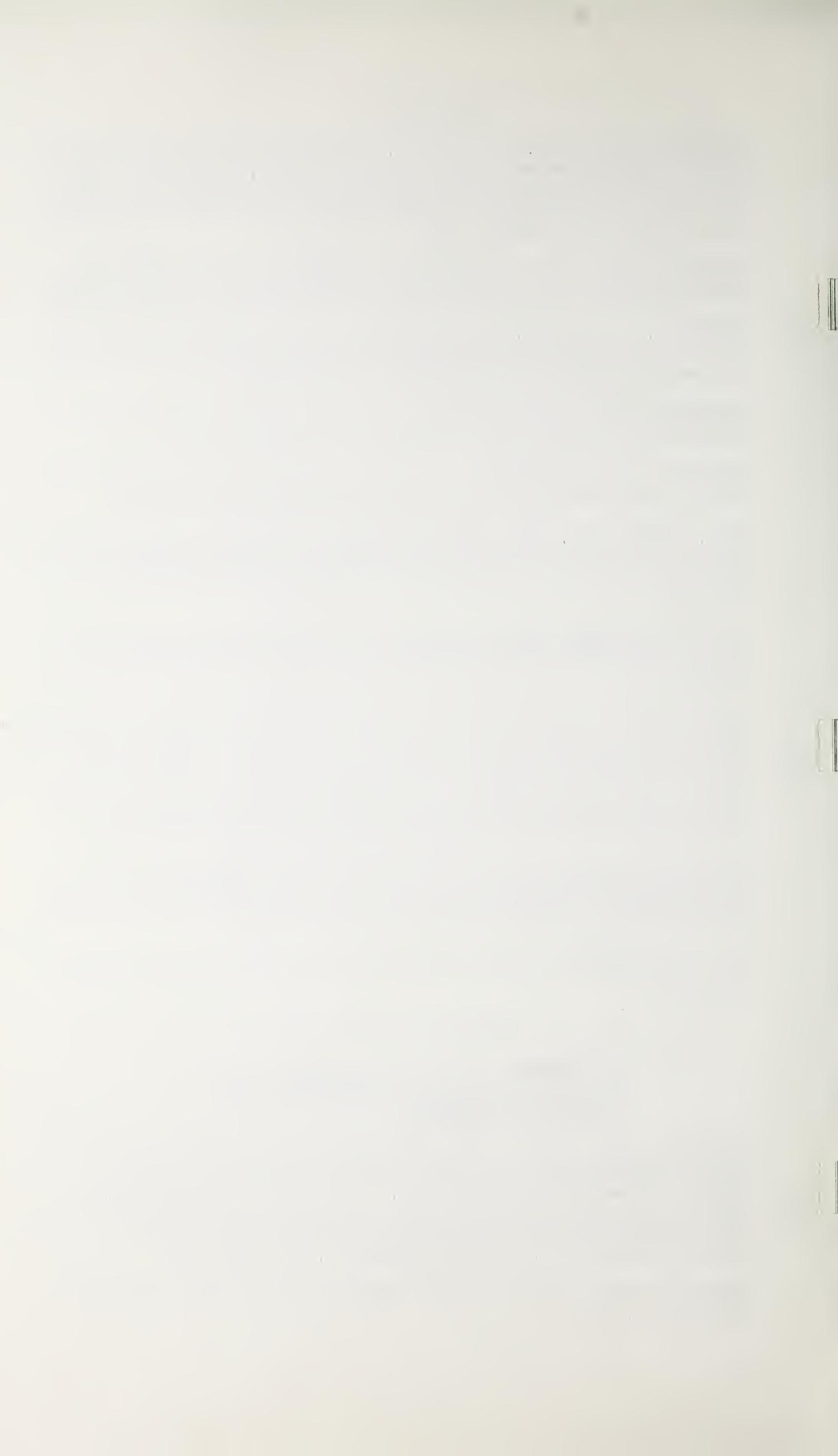
After discussion, the following Resolution was introduced, read in full, and discussed:

Resolution No. 72-4

**RESOLUTION APPROVING AMENDMENT NO. 3
FOR CONTRACT FOR PROFESSIONAL AND
TECHNICAL SERVICES**

WHEREAS, under date of June 21, 1968, the Fort Wayne Redevelopment Commission of the City of Fort Wayne entered into an agreement with Clyde E. Williams and Associates, Inc. of South Bend and Indianapolis, Indiana providing for the furnishing of necessary services in connection with the design and construction of Main Street from Calhoun to Clay through the Main Street, Urban Renewal Project, Ind. R-52, and;

WHEREAS, under date of November 12, 1969 and August, 1970 said contract was amended, and:



WHEREAS, based upon computations by the Engineer, compensation for services as outlined in Articles 1 and 2 come to a fee of \$30,603.33. However, terms of said contract provide that compensation for these services shall not exceed \$28,000.00.

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission that an amendment to said contract be authorized as follows:

Article 4. Compensation shall be changed to read as follows:

It is expressly understood and agreed that in no event will the total compensation and reimbursement to be paid for the work outlined in Articles 1 and 2 as authorized by the owner exceed \$30,603.33.

All other terms and conditions of said contract shall remain in full force and effect.

Commissioner Smith moved the adoption of the resolution as introduced and read. Commissioner Lehman seconded the motion, and on roll call, said motion carried.

HANNA-CREIGHTON

The Executive Director reported that at the same time the above contract for Loan and Grant was amended, Project Ind. R-51 was approved to be amended in an amount as follows:

Project Temporary Loan-\$5,759,602.00
Federal Capital Grant-\$5,092,318.00

We have also received the amendment to a Loan and Grant for Project No. Ind. R-51.

The following resolution was introduced by W. F. Borgmann, President, read in full and considered:

Resolution No. 72-5

RESOLUTION APPROVING AND DIRECTING THE
EXECUTION OF AN AMENDATORY CONTRACT
AMENDING A FUNDAMENTAL CONTRACT WITH
THE UNITED STATES OF AMERICA

WHEREAS, the City of Fort Wayne, Department of Redevelopment (hereinafter "Recipient") and the United States of America (hereinafter "Government") made and entered into Fundamental Contract No. Ind. R-51 (L-G), dated September 10, 1965 (which as amended by previous amendatory contracts, if any, is hereinafter "Existing Contract");

WHEREAS, the Recipient and the Government desire to modify the Existing Contract; and

WHEREAS, the Recipient has fully considered the Amendatory Contract now proposed (hereinafter "Amendatory").

The Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment, resolves the following:

Section 1. The Redevelopment Commission fully approves and shall enter

into, with the Government, the proposed Amendatory which modifies the Existing Contract.

Section 2. The Redevelopment Commission recognizes that the Existing Contract, as amended by the Amendatory, authorizes a total loan from the Government to Recipient of Five Million, Seven Hundred Fifty-Nine Thousand, Six Hundred Two Dollars (\$5, 759, 602.00).

Section 3. The President of the Redevelopment Commission is authorized and directed to execute two (2) counterparts of the proposed Amendatory; its Secretary is authorized and directed to attest the Recipient's seal on each counterpart (or, if it does not use one, to mark NO SEAL on each counterpart) and to send the counterparts, together with related documents, to the Government.

Section 4. By this last section, this resolution shall take effect immediately.

Mr. Jackson Lehman moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Dallas Smith, and upon roll call, the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
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W. F. Borgmann
Hana L. Stith
Dallas E. Smith
Jackson Lehman

None

The President thereupon declared said motion carried and said resolution adopted.

The Executive Director reported that under date of August 13, 1971, the Fort Wayne Redevelopment Commission entered into a contract with John Dehner, Inc. providing for the construction of certain site improvements within the Hanna-Creighton Project in an amount of \$349, 294. 58. All items of construction have been completed and based upon unit price in the contract, all unites completed amounts to \$236, 781. 75. It is the suggestion of the Executive Director that the Commission authorize the execution of Change Order No. 1 to said contract establishing the amount of contract quantities and reducing the contract amount by \$12, 512. 83.

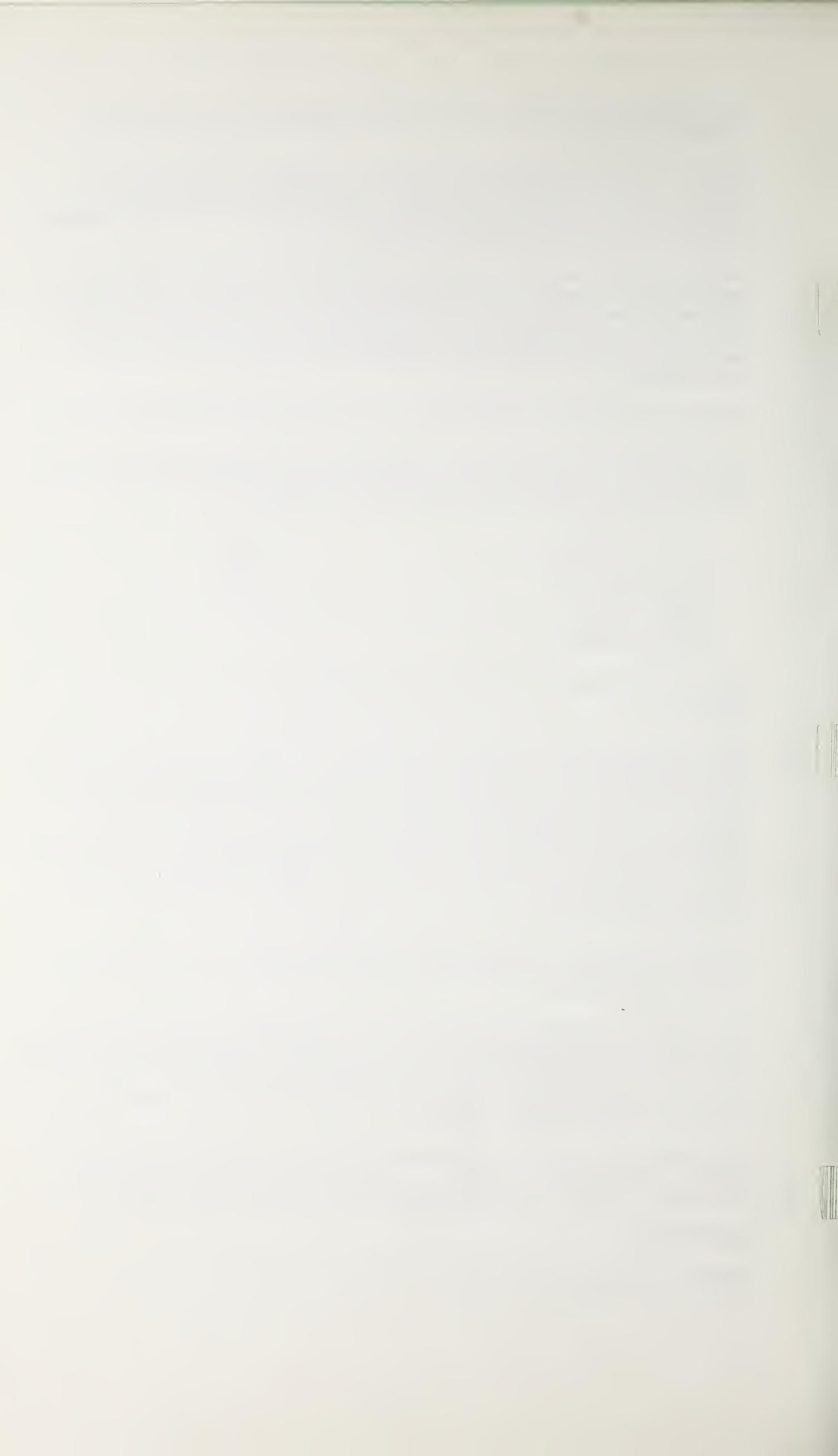
Commissioner Smith moved the adoption of Change Order No. 1 to said contract as presented. Commissioner Stith seconded the motion and on roll call the motion carried.

Mr. Phil Burt, attorney for CCCIC and Mr. Jack Didier of Didier Meats, Inc. reported on progress of negotiations between CCCIC, Food Marketing Corp. and Didier Meats for the construction and operation of a supermarket in the proposed shopping center. They indicated that several matters remained to be resolved prior to a final agreement.

The Commission agreed to continue the Agreement an additional 60 days without declaring CCCIC in default. At that time they indicated they would again expect a report from CCCIC indicating the status of their efforts.

APPROVALS

Minutes of meeting of May 8, 1972
Vouchers as submitted



ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.

Hana L. Stith
Hana L. Stith, Secretary



VOUCHERS APPROVED
June 30, 1972

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>MAIN STREET Project Expenditures IND R-52</u>		
Allen Co. Treasurer	72 Taxes due 73	779.40
Kuhne & Company	Abstract Fees Due	131.10
Haywood M. & Ruth A. Davis	Final Acq. of Property	29,078.09
	Total	29,988.59
<u>REVOLVING FUND EXPENDITURES R-53</u>		
Bill-Mar Paint & Color, Inc.	5 sheets Artype	5.00
City Utilities	Blue-Print Room Services	35.27
Barrett, Barrett & McNagny	Monthly retainer for May and June	500.00
Civil City Payroll Fund	Pay period ending 6-10-72	2,858.83
Civil City Payroll Fund	pay period ending 6-24-72	2,319.51
Xerox Corporation	Meter Usage for May, 1972	73.41
City Utilities	Blue Print Room Services- 5/25 to 6/23	11.68
IBM	Maintenance Agreement	40.72
Journal of Housing	Payment for printing of advertisement	10.00
	Total	\$5,854.42

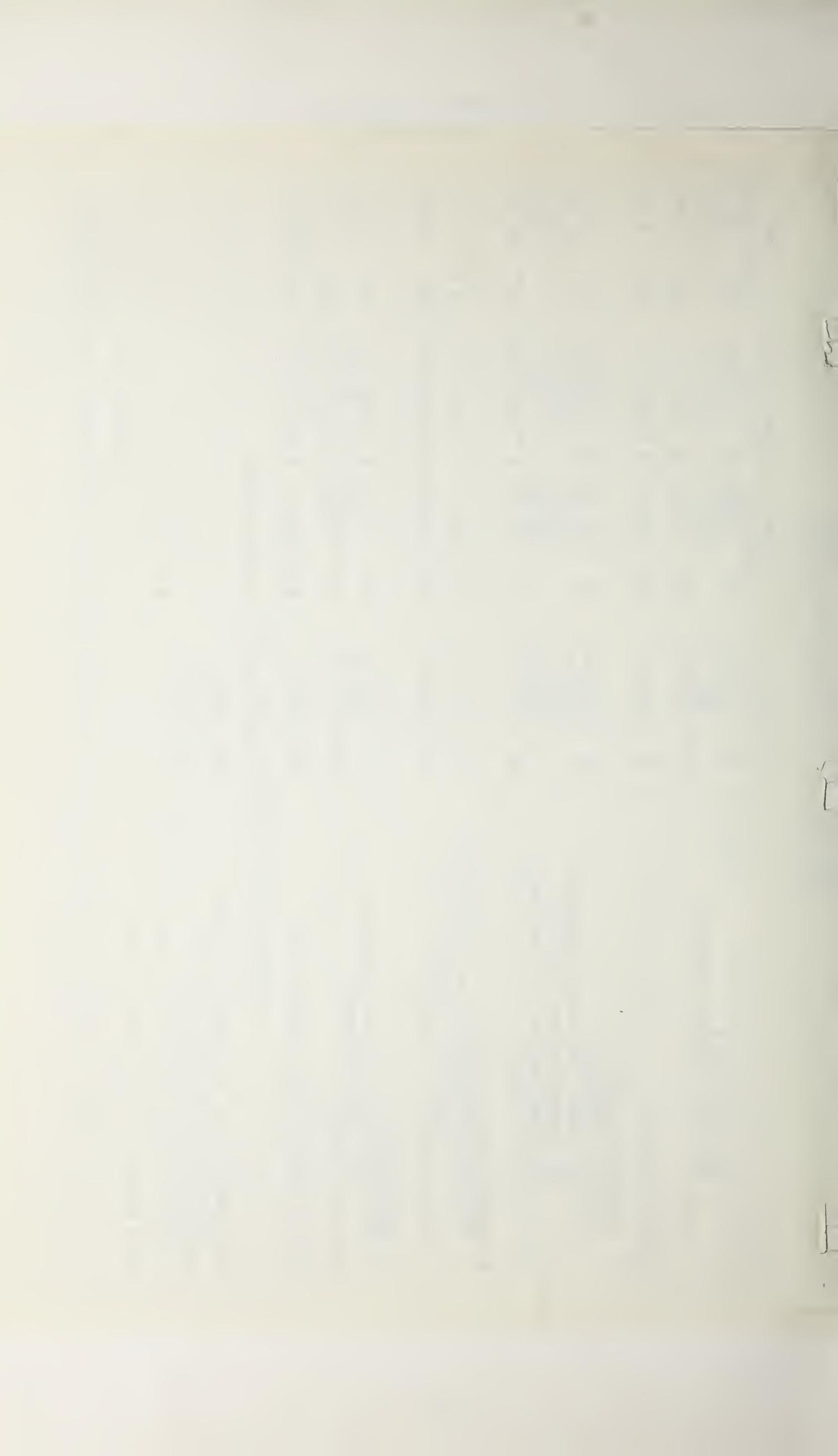
FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of June 30, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	June Disbursements
1. SERVICES PERSONAL:				
- 23-1-11 Salaries & Wages Regular	\$ 83,382.00			
Bill No. A-72-04-23	+ 1,641.00	\$ 85,023.00	\$ 35,289.61	\$ 4,258.97
12 Salaries & Wages Temporary	3,000.00		866.38	138.62
TOTAL SERVICES PERSONAL	\$ 88,023.00		\$ 51,867.01	\$ 4,397.59
2. SERVICES CONTRACTUAL:				
23-2-212 Postage	\$ 800.00		-0-	-0-
213 Travel Expense	1,500.00		2.35	1,497.65
214 Telephone & Telegraph	3,000.00		-0-	3,000.00
214 Encumbered from '71 Budget	720.49		158.64	561.85
Total 23-2-21	\$ 6,020.49		\$ 160.99	\$ 5,859.50
23-2-221 Electric Current	\$ 600.00			
Bill No. A-72-04-23	- 600.00	\$ -0-	-0-	-0-
222 Gas	\$ 600.00			
Bill No. A-72-04-23	- 600.00		-0-	-0-
223 Heat	\$ 800.00			
Bill No. A-72-04-23	- 441.00			
224 Water				
225 Sewage				
Total 23-2-22	\$ 509.00		\$ -0-	\$ -0-
23-2-241 Printing Other Than Office Supp.	\$ 4,000.00			
242 Publication of Legal Notices	500.00			
243 Photograph & Blue Printing	500.00			
Total 23-2-24	\$ 5,000.00			
23-2-252 Repairs to Equipment	\$ 500.00			
Total 23-2-25	\$ 500.00			
TOTAL SERVICES CONTRACTUAL	\$ 12,029.49		\$ 564.17	\$ 11,465.32
SUPPLIES:				
23-3-321 Gasoline	\$ 200.00		\$ 31.34	\$ 168.66
322 Oil	10.00		-0-	-0-
324 Other Garage & Motor Expense	150.00		16.79	133.21
Total 23-3-32	\$ 360.00		\$ 48.13	\$ 311.87
				\$ -0-

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of June 30, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	June Disbursement
23-3-361 Official Records	\$ 25.00	\$ 23.46	\$ 1.54	\$.00
362 Stationery	200.00	183.18	616.82	5.00
363 Other Office Supplies	800.00			
Total 23-3-36	\$ 1,025.00	\$ 219.40	\$ 805.60	\$ 5.00
 TOTAL SUPPLIES	 \$ 1,385.00	 \$ 267.53	 \$ 1,117.47	 \$ 5.00
 5. CURRENT CHARGES:	 \$ 200.00	 \$ 71.00	 \$ 129.00	 \$.00
23-5-51 Insurance	5,000.00	361.04	4,638.96	64.61
52 Rents (Including Equipment)	250.00	55.90	194.10	.00
55 Subscriptions and Dues	500.00	500.00	.00	.00
56 Premiums on Official Bonds				
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 987.94	\$ 4,962.06	\$ 64.61
 6. CURRENT OBLIGATIONS:	 \$ 18,000.00	 \$ 3,016.23	 \$ 14,983.77	 \$.00
23-6-62 Retirement & Social Security (Employer's Share)				
TOTAL CURRENT OBLIGATIONS	\$ 18,000.00	\$ 3,016.23	\$ 14,983.77	\$.00
 7. PROPERTIES:	 \$ 2,000.00	 \$.00	 \$ 2,000.00	 \$.00
23-7-721 Furniture and Fixtures	100.00	3.25	96.75	.00
726 Other Equipment				
TOTAL PROPERTIES:	\$ 2,100.00	\$ 3.25	\$ 2,096.75	\$.00
 TOTAL REDEVELOPMENT GENERAL FUND	 \$127,487.49	 \$ 40,995.11	 \$ 86,492.38	 \$ 4,559.98
 <u>REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT</u>				
Cash Balance as of January 1, 1972	\$170,022.96			
Receipts as of June 30, 1972	-0-			
Total Receipts and Balance	<u>\$170,022.96</u>			
Total Disbursements as of June 30, 1972	\$ 40,995.11			
 CASH BALANCE AS OF JUNE 30, 1972				 \$129,027.85

Note: Controller's Balance will show as \$133,587.83 as reimbursement for June expense
 is being posted in July.



FOUNT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District Capital Fund
Statement as of June 30, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	June Disbursement
2. SERVICES CONTRACTUAL:				
44-2-261 Legal Services	\$ 20,000.00	\$ 1,400.00	\$ 18,600.00	\$ -0-
262 Appraisals	\$ 5,000.00	\$ -0-	\$ 5,000.00	\$ -0-
263 Consulting Services	\$ 10,000.00	\$ -0-	\$ 10,000.00	\$ -0-
264 Building Demolition	\$ 15,000.00	\$ -0-	\$ 15,000.00	\$ -0-
265 Relocation, Electric Service, Encumbered from 1971 Budget	\$ 120,000.00	\$ -0-	\$ 120,000.00	\$ -0-
TOTAL SERVICES CONTRACTUAL	\$170,000.00	\$ 1,400.00	\$168,600.00	\$ -0-
5. CURRENT CHARGES:				
44-5-51 Insurance	\$ 1,000.00	\$ -0-	\$ 1,000.00	\$ -0-
52 Rents	\$ 1,000.00	\$ -0-	\$ 1,000.00	\$ -0-
TOTAL CURRENT CHARGES	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
6. CURRENT OBLIGATIONS:				
44-6-64 Relocation Payments	\$150,000.00	\$ -0-	\$150,000.00	\$ -0-
65 Site Improvements	\$ 56,000.00	\$ -0-	\$ 56,000.00	\$ -0-
TOTAL CURRENT OBLIGATIONS	\$206,000.00	\$ -0-	\$206,000.00	\$ -0-
7. PROPERTIES:				
44-7-73 Land	\$150,000.00	\$ -0-	\$150,000.00	\$ -0-
TOTAL PROPERTIES	\$150,000.00	\$ -0-	\$150,000.00	\$ -0-
TOTAL REDEVELOPMENT CAPITAL FUND	\$528,000.00	\$ 1,400.00	\$526,600.00	\$ -0-
<hr/>				
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1972	\$417,805.52			
Receipts as of June 30, 1972	\$ 69,557.60			
Total Receipts and Balance	\$487,363.12			
Total Disbursements as of June 30, 1972	\$ 1,400.00			
CASH BALANCE AS OF JUNE 30, 1972				\$485,963.12

MINUTES OF SPECIAL MEETING

DATE: July 17, 1972, 7:30 P.M.

PLACE: Office of the Redevelopment Commission, 710 City-County Building,
Fort Wayne, Indiana

MEMBERS PRESENT: W. F. Borgmann
Dallas Smith
Jack Lehman
Donald Eckrich

MEMBERS ABSENT: Hana Stith

STAFF PRESENT: H. T. Wolfe

OTHERS PRESENT: John Clifton, Attorney

The Fort Wayne Redevelopment Commission of the City of Fort Wayne met in a special meeting at the office of the Redevelopment Commission, 710 City-County Building, Fort Wayne, Indiana at 7:30 P.M., July 17, 1972, the place, hour and date duly established for the holding of such meeting.

The President called the meeting to order and on roll call, the following answered present:

W. F. Borgmann
Dallas Smith
Jack Lehman
Donald Eckrich

and the following were absent:

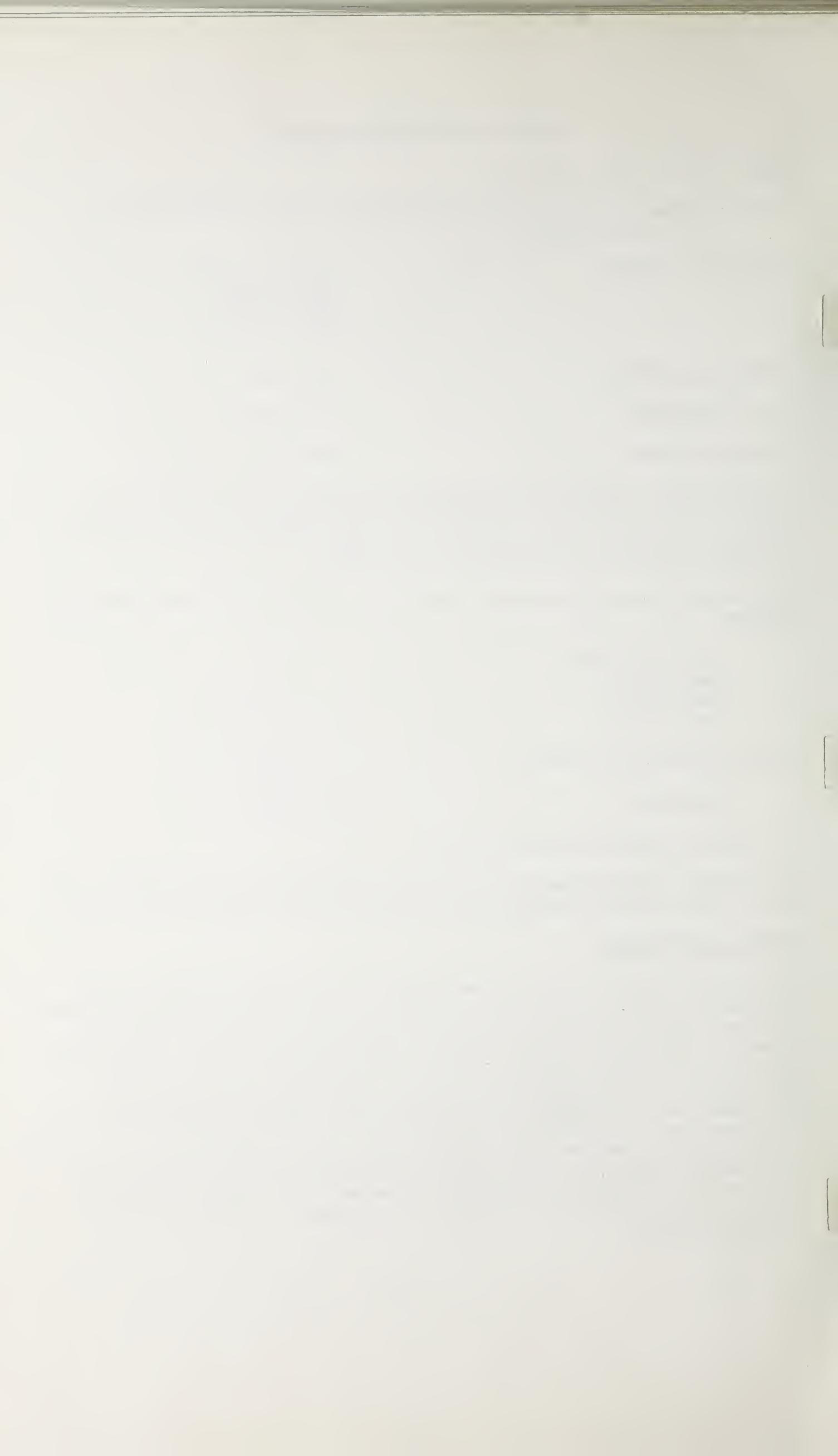
Hana Stith

The President declared a quorum present.

The President reported that the July meeting was being held at this particular time since a quorum was not available at the regularly scheduled date of July 10, 1972.

HANNA-CREIGHTON:

The Executive Director reported that contracts for sale of land and the deed for the transfer of title of same provided that the purchaser make certain improvements upon said land in accordance with the Redevelopment Plan. These restrictions became an encumbrance upon the land preventing the transfer without Commission approval until such time as improvements are completed. In order to verify the completion of the required improvements, and to assure the fulfillment of all obligations, it is necessary that the Commission execute a Certificate of Completion which may be recorded and become a part of the abstract of title to the property. The Executive Director further reported that the Antioch Foundation of Indiana, Inc. had completed all proposed improvements on Parcel 26 in the Hanna-Creighton Project and was now entitled to receive a Certificate of Completion for Parcel 26. The following resolution was introduced, read in full and discussed:



RESOLUTION No. 72-6

WHEREAS, the City of Fort Wayne, Indiana, Department of Redevelopment in consideration of the payment of \$101,000 by the Antioch Foundation of Indiana, Inc., an Indiana Not-for-Profit Corporation conveyed by Quit-Claim Deed, dated April 19, 1971, the real estate described as Parcel 26, Hanna-Creighton Subdivision of the City of Fort Wayne, Indiana, Section Two, as recorded in the office of the Recorder of the County of Allen in the State of Indiana, Book 31, Page 39 to the Antioch Foundation of Indiana, Inc., an Indiana Not-for-Profit Corporation, and:

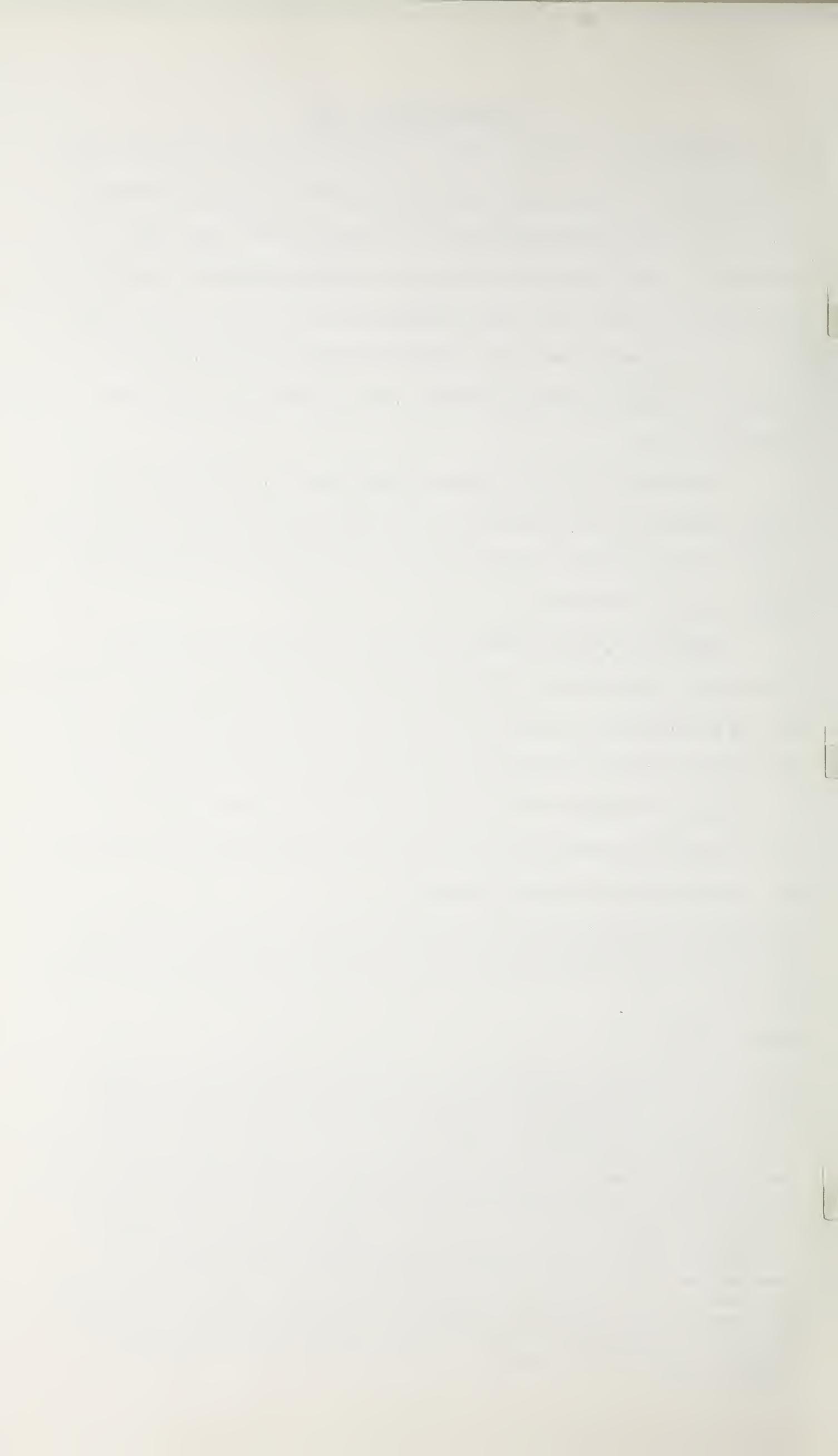
WHEREAS, the Antioch Foundation of Indiana, Inc., an Indiana Not-for-Profit Corporation, has completed the construction of improvements in accordance with the Contract for Sale of Land for Private Redevelopment and the Quit-Claim Deed hereinabove referred to:

THEREFORE, BE IT RESOLVED, by the Fort Wayne Redevelopment Commission, governing body of the City of Fort Wayne, Department of Redevelopment, that the President and Secretary of the Fort Wayne Redevelopment Commission and on behalf of the City of Fort Wayne, Department of Redevelopment, execute a Certificate of Completion for the development of the real estate described above in Hanna-Creighton Project Ind. R-51 by the Antioch Foundation of Indiana, Inc., an Indiana Not-for-Profit Corporation.

Commissioner Eckrich moved the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Smith and on roll call the motion carried. The President declared said Resolution adopted as introduced and read.

MAIN STREET

The President informed the members of the Commission that the Redevelopment Commission had received a request from the Fine Arts Foundation to extend the date for the completion of the transfer of the balance of the Fine Arts site to the Foundation until January, 1973. At the time the request was received the completion date scheduled for the project was June, 1972. However, because the Commission was in the process of executing an amendatory application for said project, it was evident that the Project would not be in any position to close until late 1972 or possibly early 1973 if the Department of Housing and Urban Development did not expedite its processing of the required activities in connection with the Loan and Grant Amendment and project closing. He reported that after discussion with the Executive Director, the Executive Director requested an extension for project completion until January, 1973 and based upon the reaction of the Department of Housing and Urban Development to this request for project completion date extension, the Commission then could act on the Fine Arts request to the extension to the date of transfer of the balance of the remaining site.



The Executive Director, in accordance with the President's instructions had so informed the Fine Arts Foundation that the matter would not be formally considered by the Commission until such time as the Department of Housing and Urban Development had reacted to the Commission's request for Project extension.

Those Commissioners in attendance agreed that this was a reasonable response to the Fine Arts request.

OTHER

The Executive Director reported that Council President, John Nuckles, had requested that the Commission proceed with the local project to acquire the balance of the block known as the Harmar Street Site in the proposed NDP area excluding only that portion that the Fort Wayne Housing Authority would be acquiring as a site for housing for the elderly.

The Executive Director reported that the staff had prepared a draft of an Urban Renewal Plan for said area with the exception of proposed appraisals and proposed reuse. The administration had advised that they would recommend a proposed reuse and would fully support the Commission in its action on such a program.

The Commissioners requested the Executive Director to secure proposals for making two appraisals of that portion of the project that would be acquired by the Commission in the event such a program were undertaken. The Executive Director was to work with the Commission's Attorney to select those appraisers to contact regarding a proposal.

APPROVALS

Minutes of meeting of June 12, 1972
Vouchers as previously submitted
Monthly statement for June, 1972

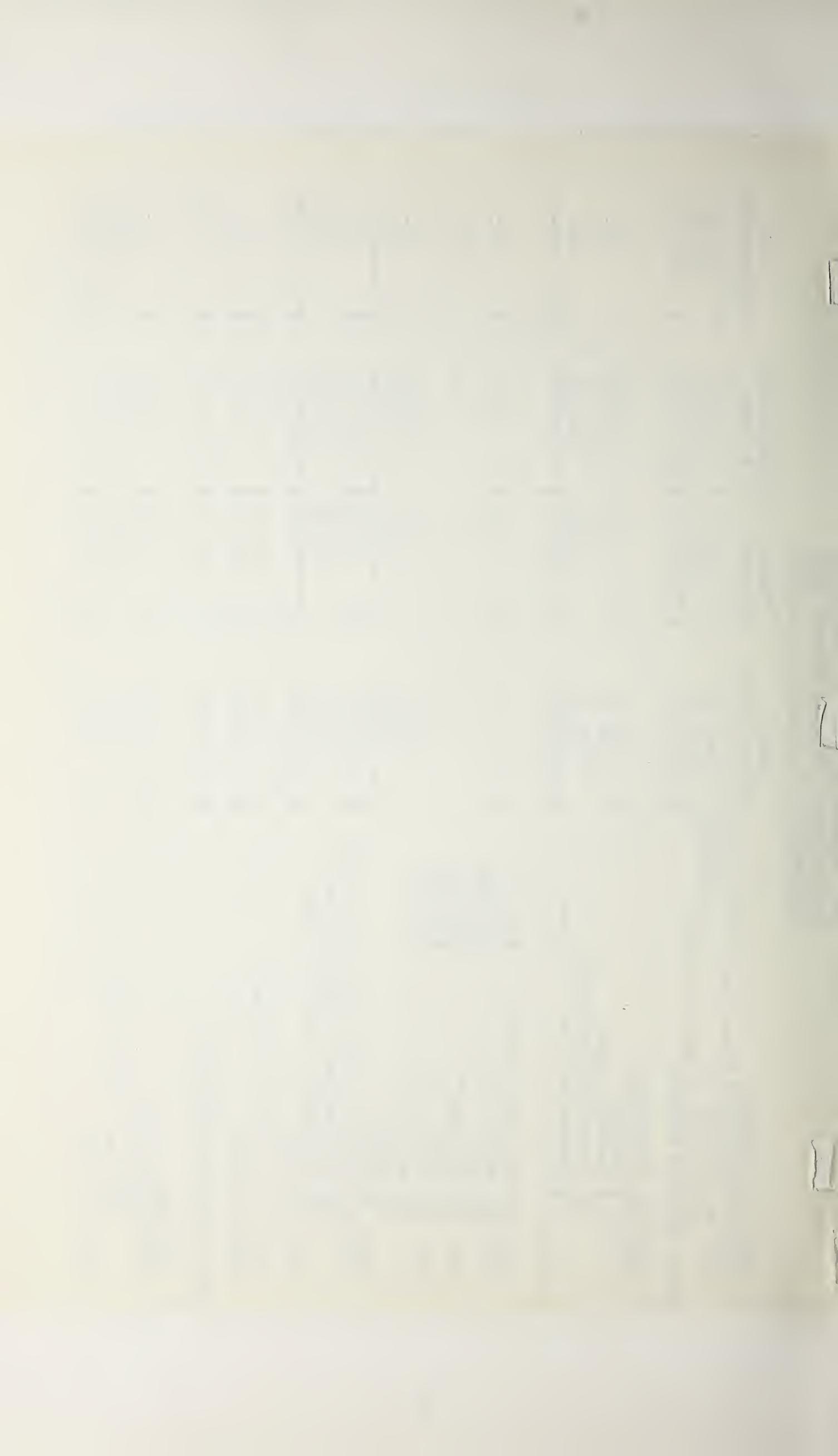
ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned.

Hana L. Stith
Hana L. Stith, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION
 Redevelopment District General Fund
 Statement as of July 31, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	July Disbursements
1. SERVICES PERSONAL:				
- 23-1-11 Salaries & Wages Regular	\$ 83,382.00			
Bill No. A-72-04-23	+ 1,641.00	\$ 85,023.00	\$ 38,658.91	\$ 46,364.09
12 Salaries & Wages Temporary	3,000.00		1,005.00	1,995.00
TOTAL SERVICES PERSONAL	\$ 88,023.00	\$ 39,663.91	\$ 48,359.09	\$ 3,507.92
2. SERVICES CONTRACTUAL:				
23-2-212 Postage	\$ 800.00	\$ 0-	\$ 800.00	-0-
213 Travel Expense	1,500.00		2.35	1,497.65
214 Telephone & Telegraph	3,000.00		-0-	3,000.00
214 Encumbered from '71 Budget	720.49		158.64	561.85
Total 23-2-21	\$ 6,020.49	\$ 160.99	\$ 5,859.50	\$ 0-
23-2-221 Electric Current	\$ 600.00	\$ 0-	\$ 0-	\$ 0-
Bill No. A-72-04-23	- 600.00			
222 Gas	\$ 600.00			
Bill No. A-72-04-23	- 600.00			
223 Heat	\$ 800.00			
Bill No. A-72-04-23	- 441.00			
224 Water				
225 Sewage				
Total 23-2-22	\$ 509.00	\$ 0-	\$ 509.00	\$ 0-
23-2-241 Printing Other Than Office Supp.	\$ 4,000.00			
242 Publication of Legal Notices	500.00			
243 Photograph & Blue Printing	500.00			
Total 23-2-24	\$ 5,000.00	\$ 0-	\$ 509.00	\$ 0-
23-2-252 Repairs to Equipment	\$ 500.00			
Total 23-2-25	\$ 500.00	\$ 0-	\$ 509.00	\$ 0-
TOTAL SERVICES CONTRACTUAL	\$ 12,029.49	\$ 572.35	\$ 11,457.14	\$ 8.18
3. SUPPLIES:				
23-3-321 Gasoline	\$ 200.00	\$ 31.34	\$ 168.66	\$ -0-
322 Oil	10.00	-0-	10.00	-0-
324 Other Garage & Motor Expense	150.00	51.05	98.95	34.26
Total 23-3-32	\$ 360.00	\$ 82.39	\$ 277.61	\$ 34.26

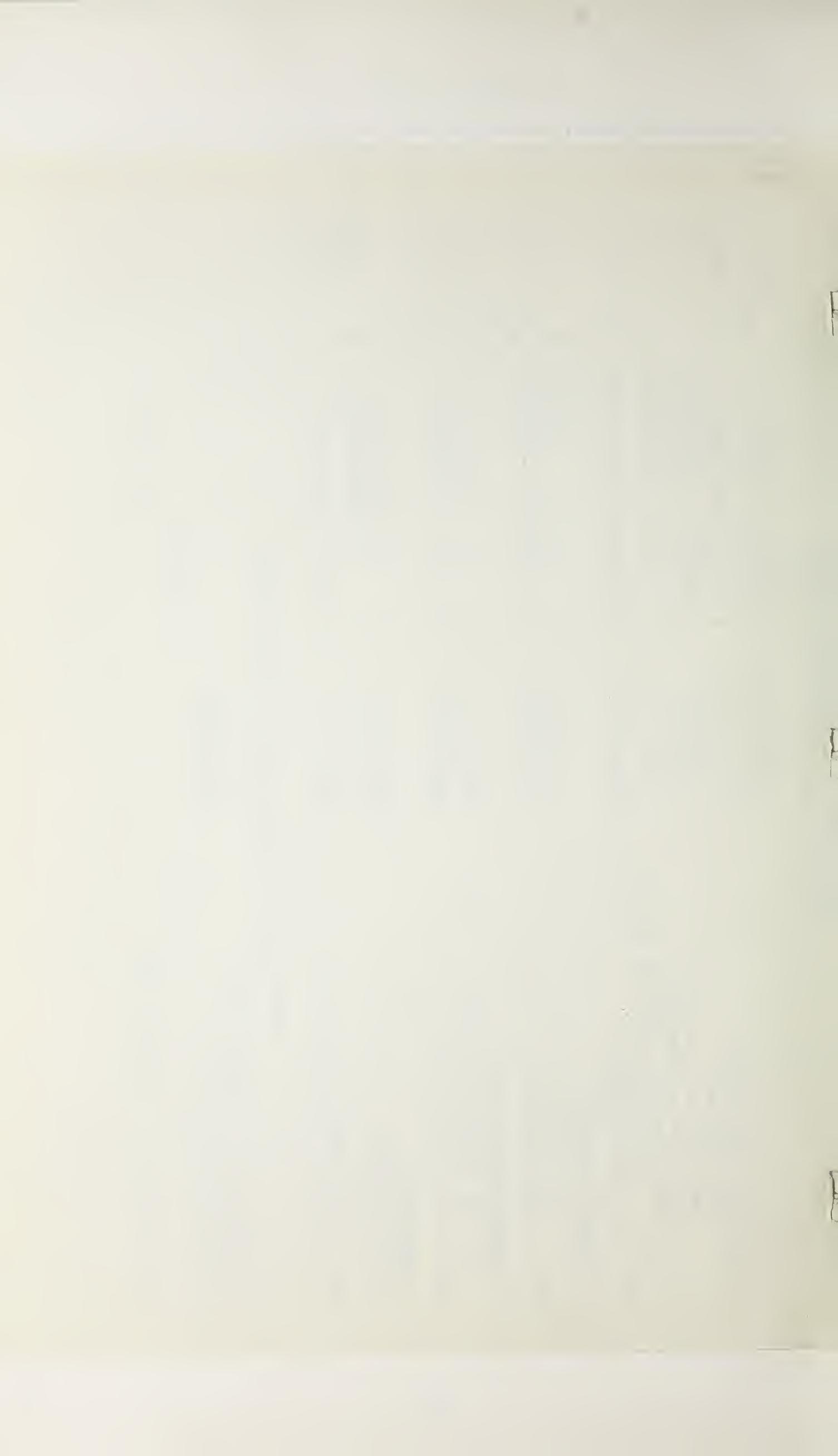


FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District General Fund
Statement as of July 31, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	July Disbursements
23-3-361 Official Records	\$ 25.00	\$ 13.46	\$ 11.54	\$ -0-
362 Stationery	200.00	22.76	177.24	-0-
363 Other Office Supplies	800.00	183.18	616.82	-0-
Total 23-3-36	\$ 1,025.00	\$ 219.40	\$ 805.60	\$ -0-
 TOTAL SUPPLIES	 \$ 1,385.00	 \$ 301.79	 \$ 1,083.21	 \$ 34.26
 5. CURRENT CHARGES:	 \$ 200.00	 \$ 163.84	 \$ 129.00	 \$ -0-
23-5-51 Insurance	\$ 5,000.00	\$ 4,596.96	\$ 42.00	
52 Rents (Including Equipment)	250.00	55.90	194.10	-0-
55 Subscriptions and Dues	500.00	500.00	-0-	-0-
56 Premiums on Official Bonds				
TOTAL CURRENT CHARGES	\$ 5,950.00	\$ 1,029.94	\$ 4,920.06	\$ 42.00
 6. CURRENT OBLIGATIONS:	 \$ 18,000.00	 \$ 4,608.64	 \$ 13,391.36	 \$ 1,592.41
23-6-62 Retirement & Social Security (Employer's Share)				
TOTAL CURRENT OBLIGATIONS	\$ 18,000.00	\$ 4,608.64	\$ 13,391.36	\$ 1,592.41
 7. PROPERTIES:	 \$ 2,000.00	 \$ -0-	 \$ 2,000.00	 \$ -0-
23-7-721 Furniture and Fixtures	100.00	3.25	96.75	-0-
726 Other Equipment				
TOTAL PROPERTIES:	\$ 2,100.00	\$ 3.25	\$ 2,096.75	\$ -0-
 TOTAL REDEVELOPMENT GENERAL FUND	 \$127,487.49	 \$ 46,179.88	 \$ 81,307.61	 \$ 5,184.77
 REDEVELOPMENT DISTRICT GENERAL FUND - CASH ACCOUNT				
Cash Balance as of January 1, 1972	\$170,022.96			
Receipts as of July 31, 1972	-0-			
Total Receipts and Balance	\$170,022.96			
Total Disbursements as of July 31, 1972	\$46,179.88			
 CASH BALANCE AS OF JULY 31, 1972	 \$123,843.08			

FORT WAYNE REDEVELOPMENT COMMISSION
Redevelopment District Capital Fund
Statement as of July 31, 1972

	Total Appropriation	Total Disbursed	Appropriation Balance	July Disbursements
2. SERVICES CONTRACTUAL:				
261 Legal Services	\$ 20,000.00	\$ 2,450.00	\$ 17,450.00	\$ 1,050.00
262 Appraisals	5,000.00	-0-	5,000.00	-0-
263 Consulting Services	10,000.00	-0-	10,000.00	-0-
264 Building Demolition	15,000.00	-0-	15,000.00	-0-
265 Relocation, Electric Service, Encumbered from 1971 Budget	120,000.00	-0-	120,000.00	-0-
TOTAL SERVICES CONTRACTUAL	\$170,000.00	\$ 2,450.00	\$167,550.00	\$ 1,050.00
5. CURRENT CHARGES:				
51 Insurance	\$ 1,000.00	\$ -0-	\$ 1,000.00	\$ -0-
52 Rents	1,000.00	-0-	1,000.00	-0-
TOTAL CURRENT CHARGES	\$ 2,000.00	\$ -0-	\$ 2,000.00	\$ -0-
6. CURRENT OBLIGATIONS:				
64 Relocation Payments	\$150,000.00	\$ -0-	\$150,000.00	\$ -0-
65 Site Improvements	56,000.00	-0-	56,000.00	-0-
TOTAL CURRENT OBLIGATIONS	\$206,000.00	\$ -0-	\$206,000.00	\$ -0-
7. PROPERTIES:				
73 Land	\$150,000.00	\$ -0-	\$150,000.00	\$ -0-
TOTAL PROPERTIES	\$150,000.00	\$ -0-	\$150,000.00	\$ -0-
TOTAL REDEVELOPMENT CAPITAL FUND	\$528,000.00	\$ 2,450.00	\$525,550.00	\$ 1,050.00
REDEVELOPMENT DISTRICT CAPITAL - CASH ACCOUNT				
Cash Balance as of January 1, 1972	\$417,805.52			
Receipts as of July 31, 1972	\$69,682.60			
Total Receipts and Balance	\$487,488.12			
Total Disbursements as of July 31, 1972	\$ 2,450.00			
CASH BALANCE AS OF JULY #1, 1972	\$485,038.12			





VOUCHERS APPROVED
July 31, 1972

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>HANNA-CREIGHTON Project Expenditures Ind. R-51</u>		
Barrett, Barrett & McNagny	Payment of services in connection with Quick-Gren Condemnation	\$1,226.75
<u>MAIN STREET Project Expenditures Ind. R-52</u>		
Davis Auto Company	Direct Loss of Property	\$2,592.00
<u>REVOLVING FUND Expenditures R-53</u>		
Civil City Payroll Fund	Pay period ending 7-8-72	\$2,295.76
Public Employees Retirement Fund	Employer's share 2nd quarter OASI	1,260.44
Public Employees Retirement Fund	Employer's share 2nd quarter PERF	938.58
Barrett, Barrett & McNagny	Monthly retainer for July	250.00
City Utilities	Transportation expense for May	34.26
American Oil Company	Invoice for gasoline	4.21
Ft. Wayne Newspapers, Inc.	Legal Notice Publication	24.20
Civil City Payroll Fund	Pay period ending 7-22-72	2,324.57
Lincoln Graphic Corp.	Inv. 15624-Campus Map	8.18
DeShi Systems, Inc.	Purchase of SCM calculator	400.50
Xerox Corporation	Minimum meter charge for June	60.00
	TOTAL	\$7,600.70
<u>Redevelopment District CAPITAL FUND</u>		
Barrett, Barrett & McNagny	Monthly retainer fees for May and June	\$700.00
Barrett, Barrett & McNagny	Monthly retainer fee for July	350.00
	TOTAL	\$1,050.00
<u>Redevelopment District GENERAL FUND</u>		
Ft. Wayne Redev. Comm.	Reimburse R-53 for City's share of June Payroll Expenses	\$4,397.59
Ft. Wayne Redev. Comm.	Reimburse R-53 for City's share of June Administrative Expenses	162.39
Ft. Wayne Redev. Comm.	Reimburse R-53 for City's share of July Payroll Expenses	3,507.92
Ft. Wayne Redev. Comm.	Reimburse R-53 for City's share of July Administrative Expenses	1,676.85
	TOTAL	\$9,744.75

